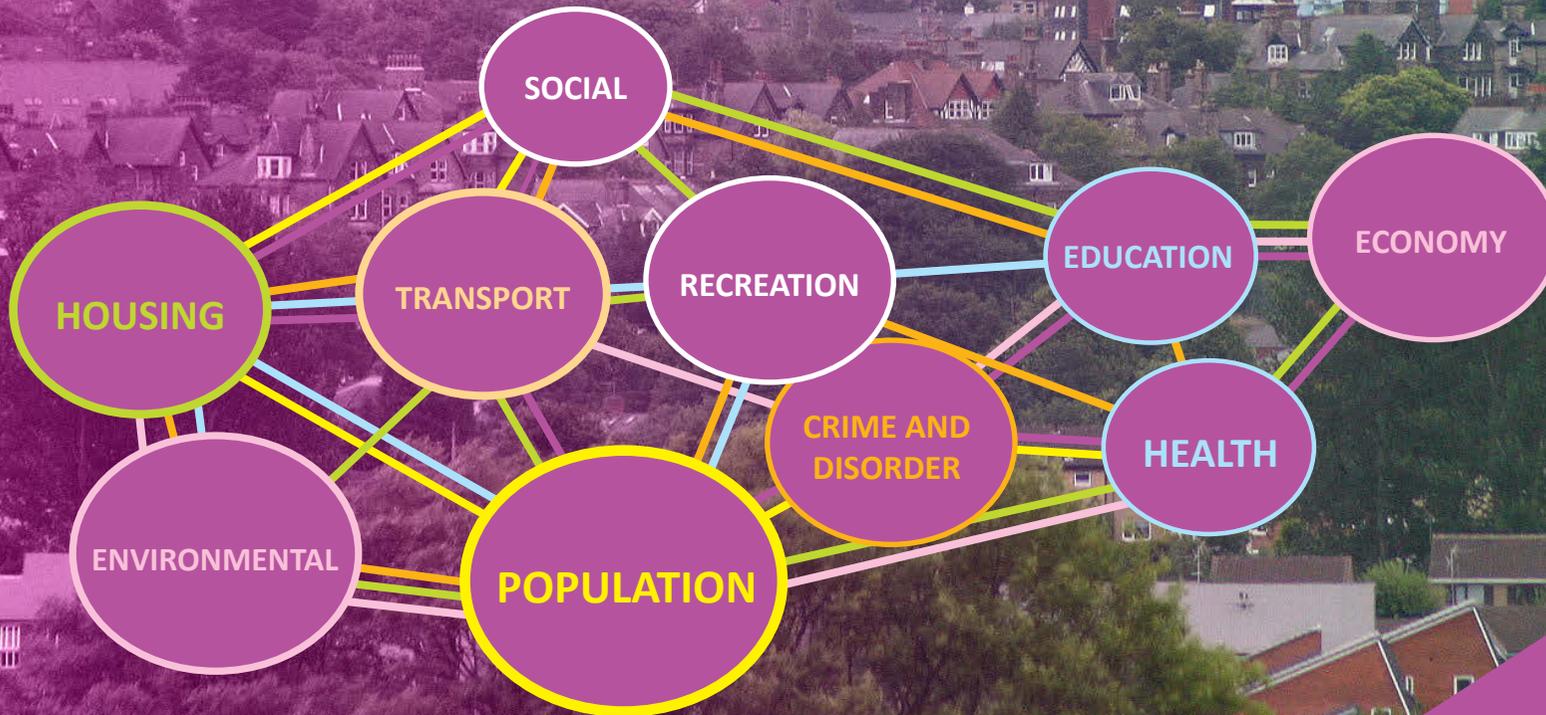


Draft SUSTAINABILITY APPRAISAL

October 2016



I Information

Tell us what you think about the Draft Sustainability Appraisal (SA)

- I.1** Harrogate Borough Council is holding a six week consultation between 11 November and 23 December 2016 on its Draft Sustainability Appraisal.
- I.2** The Draft Sustainability Appraisal provides an appraisal of the social, economic and environmental impact of the Draft Local Plan and provides details of:
- appraisal of the objectives of the Local Plan against the SA Framework;
 - an outline of the approach adopted to the development of the Sustainability Appraisal Framework, drawing on work previously undertaken for the Core Strategy and Sites and Policies DPD where this is still relevant, and the Interim Report, developing the process further to provide a robust framework for site selection and policy development;
 - an assessment of growth options included within the Issues and Options consultation 2015 is included in appendix 6;
 - individual SA/Site Assessments for draft site allocations are included at Appendix 8;
 - initial assessments of two new settlement options are included at Appendix 8a; and
 - individual SA/Site Assessments for sites assessed but not identified as preferred options are included at Appendix 7.
- I.3** The draft Local Plan and documents setting out its habitats regulation assessment and equalities analysis of the draft policies and site allocations are also available for consultation. You can read and comment on these documents via the council's portal consult.harrogate.gov.uk.
- I.4** All sites submitted to the council for consideration as part of the Draft Local Plan can be viewed in the Strategic Housing and Economic Land Availability Assessment. You can also make comments against all the sites contained in this document. Please visit www.harrogate.gov.uk/shelaa for further information.

Where to find the information

- I.5** All consultation documents are available to view online via the council's consultation portal at consult.harrogate.gov.uk. Printed versions of the main consultation documents are available to view at the following locations during normal office hours:
- Council Offices, Crescent Gardens, Harrogate, HG1 9SW
 - Knaresborough House, High Street, Knaresborough, HG5 0HW
 - Ripon Town Hall, Market Place South, Ripon, HG4 1DD
 - Libraries across the district

- I.6** Evidence base documents, which provide information to support the policies and allocations within the Draft Local Plan, are also available via the portal and the council's Local Plan evidence base web page.

Exhibitions

- I.7** The Planning Policy team will be hosting a number of exhibitions throughout the consultation period so you can come along and talk to Planning Policy officers about the Draft Local Plan. Exhibitions are being held at:
- **Saturday 12 November 2016:** Ripon Community House, 10am-3pm
 - **Tuesday 15 November 2016:** Masham Town Hall, 2-7pm
 - **Thursday 17 November 2016:** Pateley Bridge Methodist Chapel, 2-7pm
 - **Saturday 19 November 2016:** Knaresborough Methodist Chapel, Gracious Street, 10am-3pm
 - **Tuesday 22 November 2016:** Boroughbridge Jubilee Room, 2-7pm
 - **Wednesday 23 November 2016:** Ripon Town Hall, 2-7pm
 - **Thursday 24 November 2016:** Knaresborough House, 2-7pm
 - **Saturday 26 November 2016:** Harrogate Wesley Centre, 10am-3pm
 - **Tuesday 29 November 2016:** Green Hammerton Village Hall, 2-7pm
 - **Wednesday 30 November 2016:** Harrogate Baptist Church, 2-7pm

Submitting your comments

- I.8** The consultation is taking place between 11 November and 23 December 2016. You can submit your comments at any point during this period, but we would recommend that you don't leave it until the last day. You can send us your comments in a number of ways but we would encourage you to register and submit them online via the consultation portal at: consult.harrogate.gov.uk
- I.9** You can also send your comments by post. Please make sure you include your full name and address with any comments you submit, we cannot accept comments submitted anonymously, or with only a name and email address:

Planning Policy
 Planning and Development
 P.O. Box 787
 Harrogate
 HG1 9RW

- I.10** Please only use one method of reply to avoid duplication of representations. All comments must be received by 4.30pm on Friday 23 December 2016. Comments received after this date will not be considered to be duly made and may not be taken into account in finalising the Local Plan.

I Information

Registering with the consultation portal

- I.11** To submit your views using the consultation portal you must first login into the system; you will not be able to view the questions or enter your comments until you have logged in. If you are not currently on our Local Plan database you will need to register with our consultation system first. You can register at: consult.harrogate.gov.uk
- I.12** Registering with the system is a two step process; please make sure that you have completed both parts or you may find that you cannot login.
- I.13** If you have already set up an account please **DO NOT** register again, (if you are already registered with our consultation database you will probably have received an email notifying you about the Draft Local Plan consultation). If you are already registered and have forgotten your username and/or password click on the 'Login/Register' button and follow the instructions.
- I.14** You only need to register as an 'Agent' if you are a planning agent i.e. a professional submitting comments on behalf of landowners and/or stakeholders.
- I.15** Click on the 'Add Comments' tab, (see Figure I.1), to open up the comment box; enter your comments and click on the green button to submit. You can also save your comments in draft and submit them later. Please note that some questions will have a word limit for responses; if you go over the word limit you may not be able to submit your response.



Figure I.1 comment box

How will we use the information you give us?

- I.16** We will take the views and suggestions received through consultations into account when finalising our plans. Once your comments have been submitted they will be checked and added to the on-line consultation system where you will be able to see your comments and those that have been made by others, (please be aware that comments not submitted via the portal may take longer to appear on the system). Your name, organisation if applicable, and comments will be displayed publicly, but no other personal information will be published.

Data Protection Statement

- I.17** The consultation process requires you to supply personal information about yourself. The purpose of collecting these details is to help us understand who is contributing to our consultation process and so the council can keep you informed of the next steps in the process. Information will be stored on the Local Plan consultation portal and used solely in connection with the Local Plan and in accordance with the Data Protection Act 1988. Representations will be available to view on the council's website, although address and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential and will be available for inspection in full.

Next steps

- I.18** Following the close of the consultation period we will consider your comments, gather further evidence where required and redraft the Local Plan. We will then ask for your views on a publication version and ask whether the revised Local Plan meets the government's tests of soundness. Once the council is satisfied the plan is sound we will formally submit the Local Plan to the government for inspection. At this point an examination in public will take place, it is anticipated that the plan will be adopted late in 2018.

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1 Introduction

1 Introduction

Planning Policy Background

- 1.1** In 2009, under the former Local Development Framework system, Harrogate Borough Council was one of the first authorities to adopt its Core Strategy. Soon after this, work started on a Sites and Policies Development Plan Document (DPD) in order to deliver the growth strategy set out in the Core Strategy through the allocation of land for development and development management policies. However, between the adoption of the Core Strategy and the submission for Examination of the Sites and Policies DPD the government introduced significant changes to the planning system and national planning policy through the introduction of the National Planning Policy Framework (NPPF). Having reached an advanced stage in preparation of the DPD it was considered that submitting the plan for examination was the best way to meet the housing needs of the district.
- 1.2** However, at examination the Inspector raised significant concerns relating to the evidence base for employment provision, and that the housing growth being planned for represented a considerable shortfall when compared against objectively assessed need. His concerns had far reaching implications requiring a fundamental review of the council's strategic approach. The council therefore took the decision to withdraw its Sites and Policies Development Plan Document Submission Draft from Examination on 18 June 2014 and proceed with a new Local Plan for the Harrogate district.
- 1.3** Sustainability Appraisal (SA) work, was an integral part of the plan making process for both the Core Strategy and the Sites and Policies DPD and copies of the reports prepared can be viewed on the council's website. This had informed work already undertaken for the new local plan when the council consulted on a Scoping Report for the new Local Plan. Comments received at this stage then informed the Draft Sustainability Appraisal Interim Report July 2015 prepared to accompany the Issues and Options consultation for the Local Plan, held in July and August 2015, which focused on strategic issues and the scope of policies.⁽¹⁾
- 1.4** A further targeted consultation on the Draft Development Management Policies to be included in the plan was held in November and December 2015, and further SA work published as an addendum to the Interim Report.⁽²⁾ These reports have informed the next stages of the process where appropriate and a summary of the comments received in response to these consultations, together with officer comments, are included in Appendix 5 and incorporated into this report where appropriate.

Preparing the New Local Plan

- 1.5** This current iteration of the Sustainability Appraisal, to accompany the draft local plan, updates the Interim Report and clearly charts changes in the appraisal process and the further development of the plan. Having now reached the draft plan stage the appraisal provides further assessment to inform a growth strategy.
- 1.6** Through the detailed appraisal of all sites submitted as part of the 'call for sites' the most sustainable sites to deliver the growth strategy are identified. The report also includes a further assessment of draft Development Management policies.

Sustainability Appraisal (SA) and Strategic Environmental Assessment

- 1.7** There is a mandatory requirement under the Planning and Compulsory Purchase Act 2004 to undertake a Sustainability Appraisal of Local Plans. Sustainability Appraisal is a systematic and iterative process that identifies and reports on the likely significant effects of strategies and policies to ensure that decisions are made in accordance with the principles of sustainable development.
- 1.8** Alongside this is a requirement to comply with the requirements of European Directive 2001/42/EC. This requires that a Strategic Environmental Assessment (SEA) be undertaken for plans and programmes which are likely to have significant effects on the environment. The requirements of the SEA Directive have been fully incorporated into the Sustainability Appraisal. Sustainability Appraisal is an essential part of the plan making process which must be integrated into it at each stage as shown in the diagram 1 below. This iteration of the Report builds upon work undertaken at the Interim Report Stage and continues the process by refining the vision and objectives, informing the choice of a preferred growth strategy and the sites required to deliver the growth strategy, and refining draft policies and their effects as outlined in stage B of the SA process.

Habitat Regulations Assessment

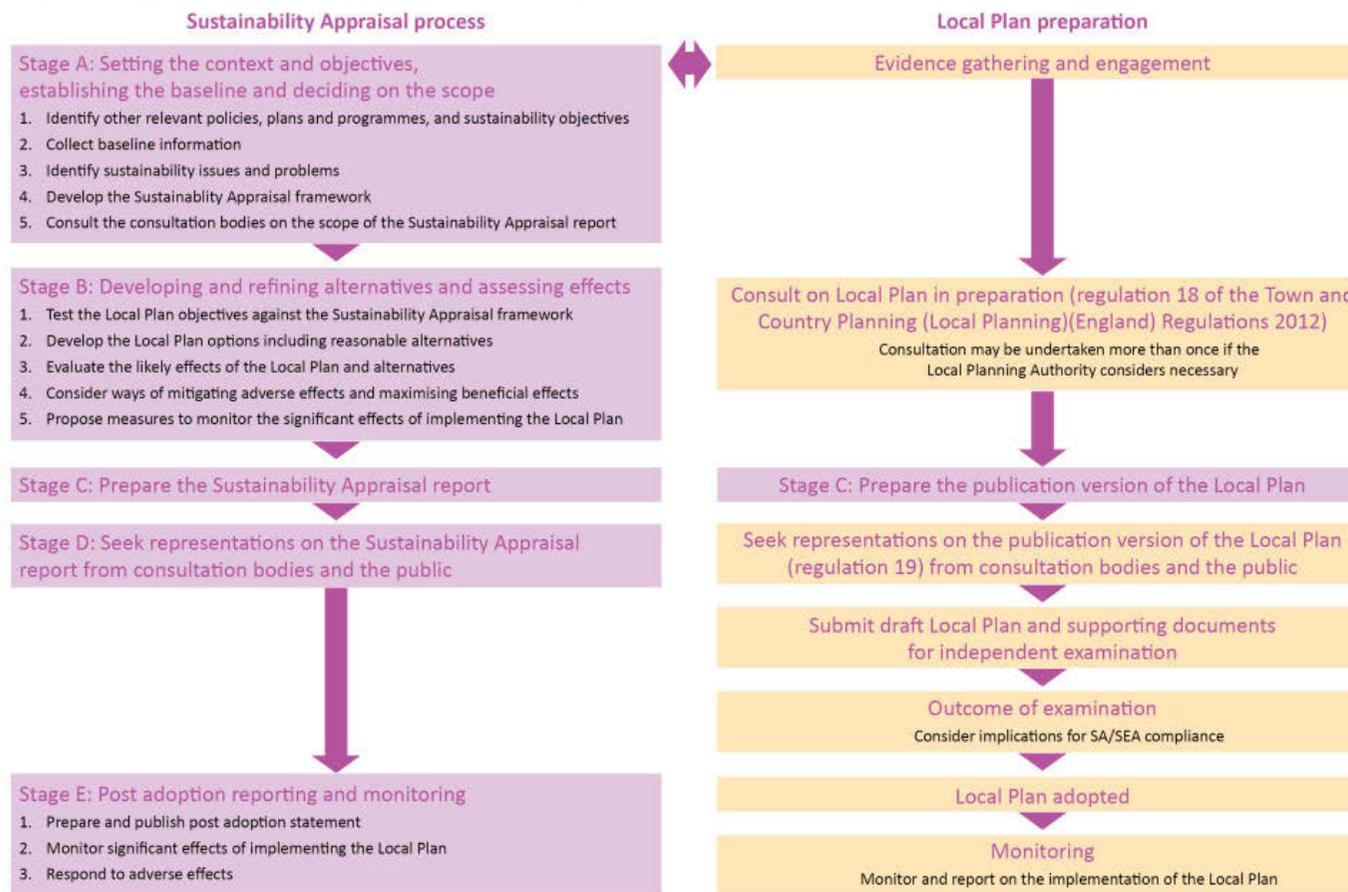
- 1.9** The European Union Habitats Directive protects certain species of plants and animals which are particularly vulnerable. The Directive specifically relates to areas which are collectively known as Natura 2000 sites. These are Special Protection Areas, Special Areas of Conservation and Ramsar sites. The Habitat Regulations Assessment process involves an initial screening assessment, and if required a more detailed Appropriate Assessment, to ascertain that the Local Plan is not likely to have significant adverse impacts on a Natura 2000 site.
- 1.10** The appraisal of the local plan under the Habitat Regulations is an iterative process, like the SA/SEA, and also needs to be carried out at each stage in the preparation of the local plan. A further report in relation to Habitats Regulation also accompanies

¹ Please visit www.harrogate.gov.uk/sa

² Please visit www.harrogate.gov.uk/sa

the draft local plan. Integration between the preparation of the Local Plan, the Sustainability Appraisal, SEA and the Habitats Regulation Assessment is particularly important.

Diagram 1: Stages in the Sustainability Appraisal Process compared to the Local Plan Process.



source: planningguidance.planningportal.gov.uk. 2014

Figure 1.1 Stages in the Sustainability Appraisal process compared to the Local Plan process.

What is Required at the Developing and Refining Alternatives and Assessing Effects Stage (Stage B)?

- 1.11** This report builds upon the work undertaken at the Interim report stage and refines the objectives and approach of the assessment. Growth options have been assessed further and a preferred growth strategy identified. This includes 2 options for a new settlement. The council will only be taking one of these options forward as part of the Local Plan and further work is required to establish which option this is. The assessment rationale included in Appendix 4, which combines a site assessment framework and the Sustainability Appraisal to provide a more integrated approach to the assessment of sites through the local plan process, has also been developed further with site assessments having been completed for each site to inform the selection of draft site allocations.
- 1.12** Summary tables of sustainability appraisal site assessments for all sites can be found at Appendix 10.

Draft Local Plan Objectives

- 1.13** At the Interim Report stage the draft local plan objectives were tested against the sustainability appraisal framework and this has been reviewed and updated in section 3 of this report in the light of comments received following the Issues and Options Consultation held during Summer 2015. These may be refined further as work progresses towards the Submission Draft Plan and the production of a final Sustainability Appraisal Report.

Report Structure

- 1.14** The rest of this report covers:
- An update of the characterisation of the area drawn from the baseline information documented in Appendix 2 and the review of other plans, programmes and their objectives, detailed in Appendix 3; which together with the guidance included in NPPF has helped to highlight a number of sustainability issues.
 - Assessing the SA objectives against NPPF for compatibility;
 - Appraisal of the objectives of the Local Plan against the SA Framework;
 - An outline of the approach adopted to the development of the Sustainability Appraisal Framework, drawing on work previously undertaken for the Core Strategy and Sites and Policies DPD where this is still relevant, and the Interim Report, developing the process further to provide a robust framework for site selection and policy development;
 - An assessment of growth options included within the Issues and Options consultation 2015 is included in appendix 6
 - Individual SA/Site Assessments for draft site allocations are included at Appendix 8. Appendix 8a includes an initial assessment of two new settlement options.

- Individual SA/Site Assessments for sites assessed but not identified as preferred options are included at Appendix 7.
- Proposed methodology for the later stages of the Sustainability Appraisal and the proposed structure and level of detail of the SA report.

Consultation

- 1.15** Consultation on this document is an integral part of the Sustainability Appraisal process and will help to ensure that the SA will be comprehensive, robust and adequate to support the Local Plan during the later stages of public consultation and examination. In accordance with the guidance the three consultation bodies continue to be consulted:

- Natural England
- Historic England
- Environment Agency

- 1.16** In addition the following organisations have been specifically consulted on this report, with wider comments also being sought at this stage as part of the Draft Local Plan consultation.

- Adjacent local authorities
- North Yorkshire district councils
- Leeds City Region LEP
- York, North Yorkshire and the East Riding LEP
- North Yorkshire County Council
- Nidderdale AONB Joint Advisory Board
- Neighbourhood planning bodies
- Harrogate District Public Services Leadership Board
- Health and Wellbeing Board North Yorkshire
- Utility companies
- Rail Safety Standards Board

Integration Between the SA and Other Documents

- 1.17** Integration between the preparation of the Local Plan, the Sustainability Appraisal, SEA and Habitat Regulations Assessment is particularly important. The following table identifies the purpose and role of each document at the next key stages of consultation on the new local plan: draft Local Plan in October 2016 (current consultation - Regulation 18) and Formal Publication consultation on the Local Plan July 2017 (Regulation 19). The implications of other key documents e.g. Strategic Flood Risk Assessment, Traffic modelling and Infrastructure Capacity Study will also inform local plan preparation.

1 Introduction

Relationship between key stages in the preparation of the Draft Local Plan, and the preparation of the Sustainability Appraisal, the Strategic Environmental Assessment and the Habitat Regulations Assessment.

Local Plan Preparation Regulation 18 Consultations	SA process	SEA process	Habitats Regulation
Draft Local Plan consultation October 2016			
Select growth strategy and produce supporting draft policies and draft site allocations.	Assess selected growth strategy and draft sites and policies to deliver the strategy against sustainability objectives and criteria.	Assess selected growth strategy and draft sites and policies against environmental objectives and criteria. (incorporated within SA)	Assess whether any aspect of the draft plan would be likely to have a significant effect on a European site.
Formal Publication consultation July 2017			
	Adjust Sustainability Appraisal/SEA in light of consultation responses.	Adjust Sustainability Appraisal/SEA in light of consultation responses.	
Adjust Plan in light of consultation responses	Assess proposed changes against sustainability objectives and criteria.	Assess proposed changes against sustainability objectives and criteria.	Assess whether the proposed changes would be likely to have a significant effect on a European site.

Table 1.1 Relationship between key stages in the preparation of the Draft Local Plan, and the preparation of the Sustainability Appraisal, the Strategic Environmental Assessment and the Habitat Regulations Assessment.

2 Establishing the Baseline and Providing a Context

Links to Other Strategies, Plans and Programmes

- 2.1** A review has been carried out of the other relevant plans, programmes and objectives set out in policies and legislation which may influence the development of the Local Plan.

The following strategies and plans have been reviewed:

International and European Context

- Johannesburg Declaration on Sustainable Development (UNDESA, 2002)
- Kyoto Protocol to the UN Convention on Climate Change (UNFCCC, 1992); and the Copenhagen Accord (2009)
- Universal Declaration of Human Rights (UN, 1948)
- Convention on the Protection of the World's Cultural and Natural Heritage (UNESCO, 1972)
- The Convention on Wetlands of International Importance especially as Waterfowl Habitat (The Ramsar Convention) (1971)
- The Convention on the Conservation of European Wildlife and Natural Habitats (The Bern Convention) (1979)
- The Council of Europe European Landscape Convention (The Florence Convention) (2000)
- The Council of Europe Convention for the Protection of the Archaeological Heritage of Europe (The Valletta (Malta) Convention) (revised) (1992)
- The Council of Europe Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention) (1985)
- EU Air Quality Directive (2008/50/EC)
- EU Birds Directive (2009/147/EC)
- EU Habitats Directive (92/43/EEC as amended by 97/62/EC)
- EU Waste Framework Directive (2008/98/EC)
- EU Water Framework Directive (2000/60/EC)
- EU Renewable Energy Directive (2009/28/EC)
- European Strategic Environmental Assessment (SEA) Directive (2001/42/EC)
- EU Energy Performance of Buildings Directive (2002/91/EC)
- EU Environmental Action Programme: Living Well, Within the Limits of Our Planet (2013)
- European Spatial Development Perspective (Potsdam 1999)
- European Sustainable Development Strategy 2001 (Renewed 2006, reviewed 2009)
- EU Biodiversity Strategy: Our Life Insurance, Our Nature Capital (2011)

National Context

- Securing the Future: The UK Sustainable Development Strategy (HM Government, 2005)
- The Enterprise and Regulatory Reform Act 2013
- The Plan for Growth (BIS, 2011)
- Laying the Foundations: A Housing Strategy for England (HM Government, 2011)
- The Carbon Plan: Delivering our Low Carbon Future (DECC, 2011)
- The UK Post 2010 Biodiversity Framework (JNCC, 2012)
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2011)
- The Conservation of Habitats and Species Regulations (2010, as amended 2012)
- The Air Quality Standards Regulations (2010)
- Safeguarding our soils: A strategy for England (DEFRA, 2009)
- Agricultural Land Classification - Protecting the best and most versatile 2nd edition (Natural England, 2012)
- Planning Practice Guidance: Housing- Optional Technical Standards (DCLG, 2015)
- Technical housing standards- nationally described space standard (DCLG, 2015)
- Future Water: The Government's Water Strategy for England (DEFRA, 2008)
- National Planning Policy Framework (DCLG, 2012)
- National Planning Policy for Waste (DCLG, 2014)
- Waste Management Plan for England (DEFRA, 2013)
- Planning Policy for Traveller Sites (DCLG, 2015)
- National Adaption Programme: Making the country resilient to a changing climate (DEFRA, 2013)

Regional, Sub Regional and County

- Leeds City Region Enterprise Partnership Strategic Economic Plan (SEP) (LCR Enterprise Partnership, 2014)
- York, North Yorkshire, and the East Riding Enterprise Partnership Strategic Economic Plan (SEP) (York, North Yorkshire, and the East Riding Enterprise Partnership, 2014)
- North Yorkshire Local Transport Plan 2016-2045 (North Yorkshire County Council, 2016)
- People, Paths and Places: The Rights of Way Improvement Plan for North Yorkshire 2007-2011 (North Yorkshire County Council, 2007)
- North Yorkshire Minerals Local Plan (North Yorkshire County Council, 1997)
- North Yorkshire Waste Local Plan (North Yorkshire County Council, 2006)

2 Establishing the Baseline and Providing a Context

- Yorkshire and the Humber Green Infrastructure Mapping Project (Natural England)
- Leeds City Region Green Infrastructure Strategy (Leeds City Region Partnership, 2010)
- North Yorkshire and York Local Nature Partnership Strategy (North Yorkshire and York Local Nature Partnership, 2014)
- Humber River Basin District: River Basin Management Plan (Environment Agency, 2015)
- The Ouse Catchment Flood Management Plan (Environment Agency, 2010)
- North West Yorkshire Level 1 Strategy Flood Risk Assessment Update (Harrogate Borough Council, 2010)
- Water Resources Management Plan Yorkshire Water Services Ltd Aug 2014
- Wharfe and Lower Ouse Abstraction Licensing Strategy (Environment Agency, 2013)
- Swale, Ure, Nidd and Upper Ouse Abstraction Licensing Strategy (Environment Agency, 2013)
- National Character Area Profiles: Area 21 Yorkshire Dales (Natural England, 2015)
- National Character Area Profiles: Area 22 Pennine Dales Fringe (Natural England, 2015)
- National Character Area Profiles: Area 28 The Vale of York (Natural England, 2014)
- National Character Area Profiles: Area 30 Southern Magnesian Limestone (Natural England, 2013)
- North Yorkshire and York Landscape Characterisation Project (North Yorkshire County Council, 2011)
- North Yorkshire Community Plan 2014-17 (Local Government North Yorkshire and York; Chief Executives Group North Yorkshire and York, 2014)
- North Yorkshire Joint Health and Wellbeing Strategy 2015-2020 (Health and Wellbeing Board North Yorkshire, 2015)
- Police and Crime Plan 2013-2016 (Police and Crime Commissioner North Yorkshire, 2013)

Local

- Harrogate Borough Council: Corporate Plan 2014-2017 (Harrogate Borough Council, 2014)
- A Strong Local Economy: Action Plan 2015- 2020 (Harrogate Borough Council, 2015)
- Harrogate District Public Services Leadership Board Plan (Harrogate District Public Services Leadership Board, 2015)
- Harrogate District Community Safety Partnership Plan 2013-2014 (Harrogate District Community Safety Partnership)
- Harrogate District Climate Change Strategy (Harrogate Borough Council, 2009)

- Harrogate District Landscape Character Assessment SPG (Harrogate Borough Council, 2004)
- Harrogate District Biodiversity Action Plan (Harrogate Borough Council, 2012)
- Nidderdale Area of Outstanding Natural Beauty: Management Plan 2014-2019 (Nidderdale AONB Joint Advisory Committee, 2014)
- The Fountains Abbey & Studley Royal World Heritage Site Management Plan 2015-2021
- Harrogate District Sport, Recreation, Open Space and Village Halls Study: Part 1 Standards Assessment (Harrogate Borough Council, 2012)
- Harrogate District Outdoor Sports Strategy (Harrogate Borough Council, 2013)
- Harrogate and Rural District Clinical Commissioning Group: Our Five Year Ambition 2013 to 2017 (Harrogate and Rural District CCG, 2013)

2.2

Appendix 2 details the outcome of this review. The review has identified a large number of issues to take into account in the preparation of this scoping report and the preparation of the Local Plan. The key issues are summarised below (in no particular order); the Local Plan needs to:

1. Set out a development strategy that promotes sustainable development in the district.
2. Positively seek to allocate sufficient deliverable sites to ensure that development needs are met.
3. Deliver well-designed homes providing a range of sizes and tenures and the appropriate level of affordable housing.
4. Positively seek to allocate sufficient employment land in appropriate locations, and promote a varied and sustainable economy, including supporting key economic sectors.
5. Set out a development strategy that supports attempts to balance the transport system in favour of sustainable transport modes including those that contribute to wider sustainability and health objectives, such as cycling and walking, whilst recognising that opportunities to maximise sustainable transport solutions may be more limited in some rural parts of the district
6. Seek to use development to deliver improved and expanded transport links, public transport and electronic infrastructure, such as Next Generation Access (superfast) broadband.
7. Seek to protect, enhance and, where necessary, increase outdoor sports facilities, parks and open spaces.
8. Set out a positive strategy for conservation and enhancement of the historic environment that seeks to conserve and, where appropriate, enhance heritage assets and sites of potential archaeological interest in ways appropriate to their significance. Within this strategy, specific acknowledgement of the international significance of the World Heritage Site at Studley Royal and Fountains Abbey is required.

9. Develop effective community engagement techniques to deliver a plan that responds to the views of wider communities and facilitates effective neighbourhood planning.
10. Promote the efficient use of resources, including moving to a low carbon economy, use of waste as a resource, energy efficient buildings, and appropriate support for renewable and low carbon energy generation.
11. Set out a strategy that has no negative impacts on Air Quality Management Areas and seeks to improve air quality generally.
12. Create no negative impacts on internationally and nationally designated nature sites, fully assess and appropriately mitigate negative impacts on locally designated sites.
13. Give full consideration to the potential impacts on water, including water quality, ecosystems, sustainable use of water, capacity of sewerage, flood risk and the opportunities to improve flood risk management etc.
14. Seek ways to maximise Green Infrastructure coverage and connectedness across a wide range of scales and increase ecosystems services including biodiversity. Seek ways to maximise the wider social and economic benefits of Green Infrastructure.
15. Use land efficiently and consider soil quality and agricultural land classification when assessing potential development sites. Investigate ways to improve soil management during construction.
16. Promote and support sustainable agriculture including wildlife friendly farming and local food production.
17. Recognise the different landscape character areas within the district and their capacities to accommodate change. Promote development that minimises landscape impacts and protects landscapes appropriate to their significance.
18. Fully recognise and seek to conserve and enhance the special qualities of the Nidderdale Area of Outstanding Natural Beauty (AONB).

Baseline Information

- 2.3** In order to be able to predict and monitor the effects of the strategies and policies contained within the Local Plan it is necessary to have an understanding of the baseline position. This requires the collection of data to assess the current and likely future state of the plan area. The SEA Directive requires an assessment of the 'relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'. In addition this exercise also helps to identify sustainability issues of particular relevance to this district. The outcome of this work is set out in detail in Appendix 3. A characterisation summary of the area is set out below. In the course of this work, where baseline information is not available or where it is considered unsatisfactory, this has also been documented.

Administrative context

- 2.4** Harrogate district lies within the county of North Yorkshire and is one of the largest districts in England, extending over some 1,308 sq km. It lies to the north of the Leeds/Bradford conurbation and immediately east of the Yorkshire Dales National Park. The district is predominantly rural in character but contains a number of important urban areas. The major settlements of Harrogate, Ripon and Knaresborough account for 65% of the district's residents. The smaller market towns of Pateley Bridge, Masham and Boroughbridge also provide local services and employment opportunities to surrounding populations. Around 25% of the district's population is spread across over 125 rural villages and hamlets or at scattered farmsteads and individual dwellings.

- 2.5** The A1(M) London-Edinburgh route passes through the district with connections to the M1 and the trans-pennine M62. Other important routes are the A61 Ripon-Harrogate-Leeds road and the A59 provides a link via Skipton into Lancashire and to the east of York and beyond. The Leeds-Harrogate-York railway line runs through the district and provides important connections to wider regional and inter-city networks at Leeds and York.

Population

- 2.6** The population of Harrogate is projected to rise by 10,000 by 2037; the majority of this will be due to people moving into the district from other parts of England. An increase in the percentage of older people is a national trend, however, this is exaggerated within North Yorkshire and Harrogate as there is already a smaller proportion of younger people and this will decrease further. Currently the largest age group in Harrogate district is the 45-59 year olds and the trend will see this change to 60-74 year olds.

2 Establishing the Baseline and Providing a Context

Diagram 2: population projections for 2014 and 2037 by age group

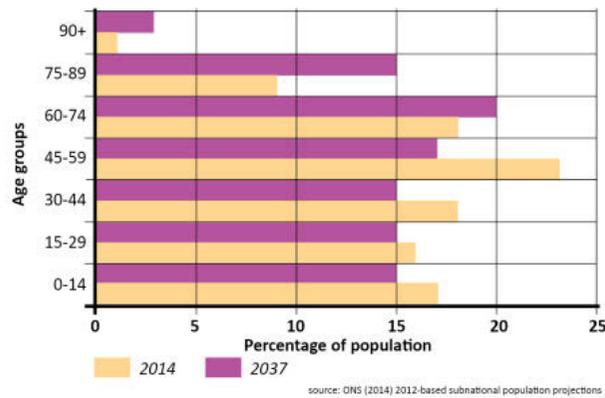


Figure 2.1 Population projections for 2014 and 2037 by age group.

- 2.7 There is a small and regular international in-flow of people. Although this will not affect population numbers as it is offset by greater outflows, international communities will continue to grow within the district; the greatest movement is within the 15-29 year old age group. Internal inflow (from other parts of England) is greatest within 22/23 year olds; presumably graduates gaining work and/or returning home. However, the yearly inflow for this age group is still only half the yearly outflow of 18/19 year olds so it can be presumed that of those that go to university a significant number do not return to the district.

Housing

- 2.8 The number of dwelling completions had been falling for several years following a high point of 485 dwellings in 2007/8. In 2013/14 as few as 183 net new dwellings were completed, however, the following year saw a significant increase to 396. While this represents the largest number of completions since 2008/9 it is still somewhat below the projected need. In September 2015 the council published a new Strategic Housing Market Assessment (SHMA); an update report, to be read alongside this document, was published in June 2016. The SHMA provides an up to date objective assessment of housing need and identifies a requirement for 557 dwellings over the period 2014-2035. The provision of new housing has the potential for the greatest impacts, both positive and negative, on sustainability objectives. To deliver these dwellings whilst ensuring that positive outcomes are optimised, it will be paramount for the plan to mitigate negative impacts on other sustainability objectives.

- 2.9 Housing affordability has been an issue within the district since the initial Sustainability Appraisal in 2005. While house prices became a little more affordable in the years following the credit crunch of 2008, the trend in recent years has returned to housing becoming less affordable year on year. A significant rise in mean house prices in 2015 is reflected in a significant reduction in housing affordability in the same year, with the district's affordability ratio 37% above the English average and the worse in the Yorkshire and Humber region. While there has been a significant need for affordable housing for many years, this combined with the current rate of house building and a recovering housing market is likely to lead to this issue escalating.

- 2.10 There is evidence that the current housing stock no longer meets the requirements of current and future needs. Residents often require two bedroomed dwellings rather than larger three and four bedroomed dwellings which the district largely comprises. Approximately a third of households with support needs feel these are not met in their current home.⁽³⁾ These include those with age related illnesses, an issue which is set to grow as the proportion of older people increases. There will be an increasing need for homes to be adapted or new dwellings built to meet these support needs.

Economy

- 2.11 Although in general the economy is healthy and in a favourable position in regards to employment rates, there is a divide between the residents of the district and those who work within the district. The local economy is diverse however the majority of job opportunities have been within the health and social care, accommodation, and food services industries.⁽⁴⁾ In contrast, the industries that employ Harrogate district residents include human health and social work activities and professional, scientific and technical services.⁽⁵⁾

3 GVA (2011) North Yorkshire SHMA Appendix 3: Harrogate Specific Analysis

4 Labour Insight (Burning Glass, 2015)

5 2011 Census

Establishing the Baseline and Providing a Context 2

Diagram 3: Average weekly earnings comparing people who live in Harrogate and those who work in Harrogate

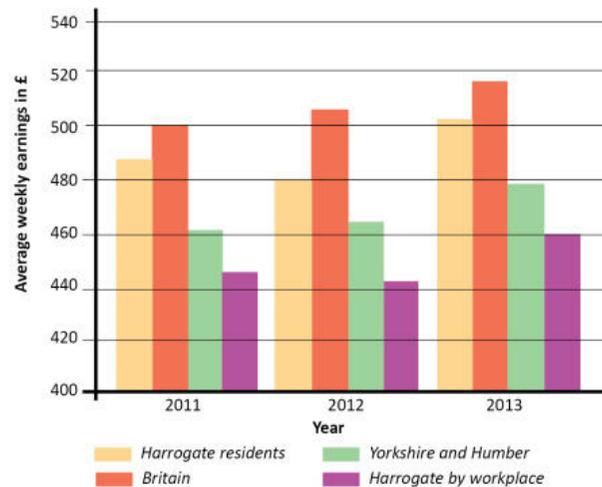


Figure 2.2 Average weekly earnings comparing people who live in Harrogate and those who work in Harrogate

2.12 The district enjoys high levels of entrepreneurship. The district has a higher proportion of self-employed people, 14% in 2015 compared with 9% for Yorkshire and Humber and 10% for England. It is also reflected by a higher percentage of small business units compared to national and regional averages.⁽⁶⁾ At the same time, the district has continued to see new business registrations well above the Leeds City Region average, and although registrations have reduced from a peak in 2009/10 this is considered to reflect an improving economy with more job opportunities rather than a decline in entrepreneurship.

Transport

2.13 Levels of car ownership have continued to rise with only around 16% of households without access to a car or van compared to around a quarter within the region and nationally. However the percentage of commuters who choose to commute by car has not seen a similar increase and has instead decreased slightly between 2001 and 2011, nevertheless, commuting by car is still the most common method of travel to work by a considerable margin. The commuting origins of people who work in the district cover a large area, although the majority of these drivers also live in the district with large numbers living in the main settlements of Harrogate, Knaresborough and Ripon. The commuting destinations of Harrogate district residents is more focused

on the urban centres of Leeds, Harrogate, Knaresborough, Ripon and Wetherby. There is also a link to the Nidd Valley ward, potentially due to the impact of employment at Menwith Hill.

2.14 High levels of car ownership and use suggests that key parts of the transport network will require investment in order to accommodate housing and employment growth up to 2035 identified in the Local Plan. The council will need to work closely with North Yorkshire County Council, Highways England and the Local Enterprise Partnerships to develop an appropriate evidence base to assess the impact of future development proposals, unlock development sites and assess where transport investment will be required to accommodate future housing and employment growth.

2.15 The use of the bus for commuting has remained largely the same at less than 5% despite the fact that the bus services between Harrogate and Knaresborough, and to Ripon and Wetherby provide a realistic alternative for many people. There are low levels of bus use across the rest of the district. The low proportion of commuters using the bus is particularly concerning as the figures for distances travelled to work indicate that a significant proportion of residents (53%) work at home or travel less than 5km to get to work. Commuting by train has sharply increased, with around 60% more people travelling in this way. Leeds city centre is the most popular train commuting destination for the district's residents although York and Harrogate are also popular destinations. Of the people who work in the district and commute by train the most common origins are Harrogate, suburbs in northern Leeds, Pannal and other villages south of Harrogate, south-eastern parts of the district (including Green Hammerton and Kirk Hammerton), and York.

2.16 There has been little change in the number of people commuting by bicycle, which remains below regional and national averages. The proportion of residents who cycle for any duration for utility purposes is increasing but remains well below the national and county averages. As a recreational activity cycling is very popular so there is potential to improve this situation and promote cycling as a form of commuting. The percentage of people who work mainly at or from home has increased, and this reflects the general increase of home working across the country.

2.17 The high car usage will impact on a number of sustainability objectives, including road safety. Harrogate experiences a higher number of accidents compared to neighbouring districts and only in the last couple of years has the number of deaths and serious injuries decreased. Harrogate Community Safety Partnership has identified that the majority of the accidents occur on 'A' roads and that speeding is often a common cause.

2 Establishing the Baseline and Providing a Context

Diagram 4: pie chart comparing method of travel in 2001 (outer circle) to 2011 (inner circle)

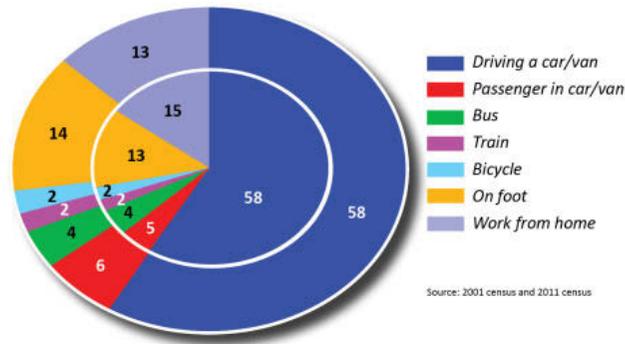


Figure 2.3 pie chart comparing method of travel in 2001 (outer circle) to 2011 (inner circle)

Social Inclusion

- 2.18** The district is host to a range of cultural events and festivals including Harrogate and Ripon International Festivals, the Harrogate Crime Writing Festival, Knaresborough Feva and the Northern Aldborough Festival as well as a number of vibrant rural events, the largest of which being the Great Yorkshire Show. Regular events and groups are held across the district at village halls and public libraries. Participation in activities is above average. In addition, neighbourhood plans are being produced by residents of Ripon, Knaresborough, Roecliffe and Westwick, and Otley (a small part of Otley Neighbourhood Area is in Harrogate district).
- 2.19** There are various characteristics which could lead people to have a higher risk of social exclusion. The proportion of over 60 year olds within Harrogate district is projected to increase to over a third by 2037. An ageing population could have physical disadvantages limiting access to social activities. People on low incomes, minority groups such as non-English speakers and Travellers, as well as the decreasing population of young people may become marginalised and have limited access to social activities. Any policies will need to consider the impact on groups such as these.
- 2.20** Owing to the predominantly rural nature of the district, accessibility to services is considerably lower than more densely populated areas. The majority of the district is ranked within the worse 10% of England for geographical distance to services.⁽⁷⁾

The percentage of people living within hamlets and isolated dwellings is also above the national and county percentages with the Nidd Valley in particular having a large number of individual houses and hamlets.

- 2.21** Access to broadband is increasingly important for modern living and is often viewed as a fourth utility after gas, electricity and water. It is becoming an essential part of many people's lives, providing access to banking services, online educational resources, social interaction and entertainment. Across the district the Superfast North Yorkshire programme has already made considerable progress in extending the availability of superfast broadband (with speeds of 30+Mbps), and by June 2017 these services will be available to around 93% of the district's premises. In terms of settlements the investment currently being made will mean that the vast majority of the district's villages will have superfast broadband available by June 2017, and of those villages where superfast will not be available only a handful will not have available speeds that meet the Government's proposed minimum of 10+ Mbps.⁽⁸⁾

Health

- 2.22** In general, the district enjoys a good standard of healthy living, with longer life expectancy and healthier lifestyles for residents. The percentage of physically active adults is above national and regional averages, and the mortality rate from preventable causes is below both averages. The percentage of residents affected by a long-term illness or disability is lower than the regional and national averages. In particular, the percentage of people limited a lot by their illness is significantly lower. Although the percentage of people who provide unpaid care is similar to national trends, Harrogate district differs in the amount of hours provided, with fewer people providing over 20 hours care a week- this may reflect better general health. The district is relatively affluent, although small pockets of deprivation do exist. Within the town of Harrogate there is one area within the Woodfield Ward that is ranked within the 20% most deprived in England.⁽⁹⁾
- 2.23** The percentage of children in poverty (after housing costs) across the district is broadly in line or slightly lower than other North Yorkshire districts, but significantly lower than the UK average. However, this figure does not tell the whole story; in 14 out of the district's 35 wards the proportion is higher than 15%, and in one ward the proportion is almost double the district average and is higher than the average for the UK. A major factor contributing to these figures is the high cost of housing in the district.

Crime and Disorder

- 2.24** Harrogate has experienced a slight rise in the number of violent crimes year on year for several years. Although the number of incidents remains lower than the county average this is an unfavourable trend with the district having the third highest of the

7 2010 English Indices of Deprivation (DCLG, 2010)

8 Provided on request by Harrogate Borough Council's Strategic Development Team using information provided by broadband operators, Superfast North Yorkshire, and on-line speed checkers.

9 2015 English Indices of Deprivation (DCLG, 2015)

six North Yorkshire districts after Scarborough and Selby. Burglaries and vehicle crimes have remained low. The number of incidents of anti-social behaviour is lower than the county average but higher than many other North Yorkshire districts. In recent years the rate has fluctuated, however the most recent figures (2015/16) show an improvement.⁽¹⁰⁾

Education

2.25 In addition to state-funded schools, Harrogate district is home to several independent schools that provide education for pupils from both inside and outside the district. For state-funded schools across North Yorkshire there is a mixed picture of rural schools struggling to fill places and urban schools already being at or over capacity. Figures for the county’s primary schools in 2014/15 show that the number of schools at or above capacity has increased since 2011/12, while the number of primaries with one or more unfilled places has fallen over the same period. The projected figures for primary school pupils show a yearly increase in numbers that will create greater pressure on the schools at or above capacity and others nearing capacity. A more immediate issue, however, will be new development within the urban areas which will impact on primary school pupil numbers. While in 2011/12 there were two secondary schools in the district operating at or above capacity, in 2014/15 this has reduced to only one- St John Fisher Catholic High School in Harrogate.

2.26 The district has high levels of academic success at Key Stage 4 (GCSE and equivalent), above both national and regional averages. For those who study at Key Stage 5 (17/18 year olds), the vast majority continue in education and head to universities outside of the district; a small number of pupils go directly into work, some with further work-based learning; however, a significant number (between 9-20% depending on the school attended) are not captured within the data. The population projections suggest that, of the pupils who leave the district to access higher education, only a small proportion of return to the district after graduating.

Diagram 5: migration projections for 2014 show 18/19 year olds leaving the district and far less returning in their early 20s

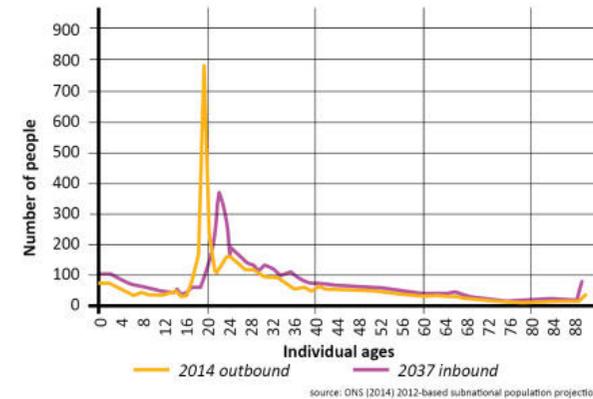


Figure 2.4 migration projections for 2014 show 18/19 year olds leaving the district and far less returning in their early 20s

2.27 There are only a few colleges offering further, higher and vocational education and most of these are based in the town of Harrogate. The adult learning centre provides courses at various locations around the district, and Harrogate College provides an apprenticeship scheme which can be utilised by local businesses. Good transport links and broadband availability will be essential to help people access these opportunities.

Local Distinctiveness

2.28 The high quality of the built, natural and historic environments are key to the character of the district, and this is reflected in the fact that the district has an exceptionally rich and diverse historic environment. Harrogate district is home to a world heritage site at Fountains Abbey and Studley Royal, more registered battlefields than any other English authority, the second-greatest area of historic parks and gardens, and the fourth highest total of listed buildings in Yorkshire. A number of these assets, however, are identified as being at risk including a quarter of the district’s Historic Parks and Gardens, although the total number of assets within the district identified as at risk has been reducing over recent years.

2.29 The district’s high quality and diverse landscapes are important assets for attracting visitors, supporting agricultural productivity, biodiversity and contributing to the wellbeing of residents. Kirk Deighton Special Area of Conservation and the North

2 Establishing the Baseline and Providing a Context

Pennine Moors Special Area of Conservation and Special Protection Area are internationally important for their habitats and the protected species they support. However, they are sensitive to a wide range of activities ranging from agriculture, industry, other sources of pollution, and recreational activities. Since 2010 the Harrogate Biodiversity Action Plan has identified and implemented actions to mitigate these pressures. Although this work is still ongoing, the publication of Biodiversity 2020 changed the focus of interventions from an individual species and sites approach to a large-scale whole natural systems approach. Local nature partnerships (LNPs) have been formed to co-ordinate action; Nidderdale AONB is within the Northern Upland Chain Local Nature Partnership and the rest of the Harrogate district sits within the North Yorkshire and York Local Nature Partnership. This may make it harder for impacts and consequences to be recognised and more focus will be required on potential impacts of policies on areas outside of the district. Both of these LNPs have aspirations for future projects within the district.

- 2.30** The Water Framework Directive has introduced much tighter standards in respect of the quality of water bodies and the use of water resources. As a result, the quality of the district's rivers is now perceived to be less favourable than in previous reports. The River Nidd from Birstwith to Crimple Beck and from Crimple Beck to the River Ouse both have unfavourably high levels of phosphate due to continuous treated sewage discharges. Oak Beck also fails the assessment for phosphate and diatoms due to combined (foul drainage and surface water) sewer overflows. Intermittent incidents from agriculture and sewerage assets contributed to the Crimple Beck failing the assessment for fish. Cundall Beck fails for invertebrate life; this is linked to enrichment due to the high proportion of treated sewerage making up the flow in drier months, runoff from agricultural land in wetter months and modifications made for land drainage. All these areas highlight the importance of understanding the impact of additional flows on the sewer network and infrastructure assets. Substantial investment from the water company would be required to reduce the phosphate levels and the Local Plan must consider the available capacity of the infrastructure and at the treatment works.⁽¹¹⁾

Pollution and Use of Resources

- 2.31** Air pollution is an issue with concentrations of pollutants in general increasing across the district. Since 2010 there have been 12 sites which breach the standards set in the Air Quality Regulations 2010, and despite designating Air Quality Management Areas in both Knaresborough and Ripon high levels of pollutants remain. Both areas exceed targets for nitrogen dioxide concentrations, which mostly arise from traffic pollution. An Air Quality Action Plan covering these areas has been produced, however, annual mean nitrogen dioxide levels are still being exceeded.

- 2.32** The average energy efficiency of housing within the district is lower than regional and national averages and much lower than local authority owned dwellings. This will impact on the affordability of housing and may be a reflection of the high percentage of older dwellings in the district's housing stock. If this issue were addressed it may help to ensure that the consumption of gas and reduction in greenhouse gas emissions continues to reduce.

- 2.33** Within the district domestic consumption of gas has been falling for almost ten years and continues to fall. This may be due to increasing numbers of existing dwellings becoming better insulated. However, after falling between 2007 and 2009, domestic consumption of electricity continues to rise. This is possibly due to increasing numbers of electrical powered technologies, including those designed to reduce the use of fossil fuels.

- 2.34** The percentage of residential development on previously developed land dipped significantly during the recession to around two thirds of new homes, although the position has been improving again since 2011/12 with around three quarters of new homes built on previously developed sites in 2014/15. Given the limited supply of brownfield land in the Harrogate district together with a need to substantially increase housebuilding rates, it is expected that this proportion will reduce as the Local Plan is implemented. Nevertheless the plan maintains strong support for the redevelopment of brownfield land, where it is not of high environmental value, and significant amounts of housing is expected to be delivered on such sites.

- 2.35** In 2012/13 a substantial percentage of dwellings were developed at a density of less than 30 dwellings per hectare (dph), however this was as a result of the characteristics of eight sites that necessitated a lower density. Looking at permissions granted in 2014/15, around 80% of these dwellings will be constructed at densities of 30dph or above. However the improving trend may not be as positive as that suggested as this recent data only relates to sites delivering 10 or more dwellings and it is often smaller sites that are more likely to be built at lower densities.

Limitations to Baseline Data

- 2.36** The baseline data has been collected from published sources notably data reports published by the council, Census data and statistical/official websites. Where it was possible to obtain the most up to date information this has been used. New data was not collected as part of this exercise. Where there are gaps in the available data then consideration will need to be given to whether this indicator should be monitored in the future. This will need to be considered as part of the monitoring framework.

Predicted Future Trends

- 2.37** Predicting future trends with any certainty is always difficult, however, it is anticipated that without suitable intervention the following trends are likely to continue.

Social

- The recent recovery of the housing market has seen housing affordability deteriorate to levels worse than the previous peak in 2008, and while large numbers of new dwellings have been permitted in recent years, poor housing completion rates are exacerbating this issue. It is anticipated that house prices will remain high.
- The district has relatively low levels of children in poverty when measured against household income, however, this figure worsens significantly when the high housing costs in the district are taken into account with 40% of council wards having more than 15% of children in poverty.
- After several years where the number of homeless people within the district has decreased, there has been a very sharp increase recently. This is a worrying trend that underlines the need to increase the supply of affordable housing.
- Access to services is likely to remain a significant issue for many parts of the district.
- Continued high level of educational achievement.
- The district's population is forecast to increase over the period to 2037.
- The percentage of 60 year olds within Harrogate district is projected to increase by over a third by 2037. This will have implications for future housing requirements as well as health and social provision to avoid social isolation.
- Sport and active recreation contribute to quality of life and broader social objectives such as health improvement and crime reduction.

Environmental

- Continued increase in car ownership levels and sustained high levels of commuting to work by car.
- The amount of refuse generated is not decreasing but the proportion being recycled or composted continues to rise.
- The district's high quality and diverse landscapes are subject to increasing development pressure.
- Continued high levels of gas and electricity consumption.
- Continued development pressure that if unchecked could harm heritage assets
- Potential for inappropriate development to take place in areas used as floodplain.

Economic

- Low levels of unemployment

- Continued high levels of commuting to work in locations outside the district
- Reliance on limited range of job types often characterised by low pay and seasonality, particularly relevant in the more rural parts of the district.

Main Sustainability Issues

- 2.38** Sustainability issues include “existing environmental problems ... in particular those relating to any areas of a particular environmental importance ...” as required by the SEA Directive (Annex I (c)). These have been identified from analysis of the baseline information as part of the characterisation of the area, exploring the relationship with other plans and programmes, existing information held by Harrogate Borough Council in connection with annual monitoring and other survey work and issues identified through previous SA work undertaken for the Core Strategy, Sites and Policies DPD and this local plan. These are set out below together with a commentary as to the implications for the Local Plan. The identification of sustainability issues has been fed into the Sustainability Appraisal Framework.

2 Establishing the Baseline and Providing a Context

Sustainability Issues

Key Issues	Implications for the Local Plan
Social	
Higher than average elderly population with outward migration of younger people. There may be increased cases of age related illness and social isolation.	There is a need to plan for and provide different forms of accommodation to reflect the make-up of the various sections of the community, particularly in respect of affordable housing (see below) and the needs of the elderly.
The rate of house building has been decreasing since 2007 and is now significantly below projected needs. House prices have continued to exceed regional and national figures but earnings continue to be lower than the national average. This means that many cannot afford to continue living in the district and may be related to a spike in homelessness numbers	Affordability of housing continues to be a major issue throughout the district and brings with it implications for public service delivery, childhood poverty and the wider district economy. The plan will need to seek to maximise the stock of affordable housing and ensure that the mix of new dwellings sizes closely reflects identified needs.
Crime levels within the district are relatively low; rates of burglary and vehicle crime are static but rates of violence have been slowly increasing. Rates of anti-social behaviour have reduced recently while increasing in some other parts of the county	Low and static rates of property crime support existing approaches to designing out crime, while rising violence crime needs to be considered when developing policies for town centres and the night-time economy
Studies indicate that there is a shortfall of sports provision across the district.	The plan will need to seek to make allocations of land and/or include policies to support the development of land for sports provision. Swimming and cycling are the most popular sports within the district.
Environmental	
Development pressures, changing agricultural practices and inappropriate development have the potential for negative impacts on landscape character and heritage assets	Good planning and design (in terms of both function and impact) informed by a good understanding of landscape character and the significance of heritage assets are important elements of sustainable development and this needs to be adequately reflected within the strategy and policies of the plan.
The need to carefully manage change in order to reconcile the growth required to meet the objectively assessed housing need with conservation of the built, natural and historic environments.	Developer guidelines for site allocations, master planning, and the identification of mitigation measures will be important in the accommodation of future growth and the retention of a quality environment.
Concerns about biodiversity at national and international levels are reflected locally with a decline recorded in certain common species.	The main threats to biodiversity are associated with human activities which cause damage to or loss of habitats. Opportunities for enhancing biodiversity should be taken into account within the plan.
Access to the countryside from towns or links to the countryside via Green Infrastructure corridors.	The Local Plan should identify and provide policy protection to Green Infrastructure corridors.
Certain areas of the district experience flooding problems from fluvial and drainage sources.	The Local Plan should seek to avoid inappropriate development in areas of flood risk and on floodplains.
Gypsum related subsidence is an issue in the Ripon area.	The Local Plan will need to ensure that land allocations do not place development in unstable locations without appropriate precautions.
The district has high levels of gas and electricity consumption and high levels of waste production, all of which contribute to climate change.	The plan should encourage well designed developments that make efficient use of natural resources, including water, and encourage energy efficiency.
Car ownership levels within the district are high and increasing, a reflection in part on reliance on the car in rural areas where public transport provision is limited. These characteristics are likely to continue.	Seeking development in areas where sustainable modes of transport can be utilised or developed will be a key challenge for the plan. Securing improvements to public transport to create more attractive alternatives to the private car will be an issue to address- provision for walking and especially cycling should be considered and, where appropriate, promoted to reduce car usage in more urban parts of the district.
Economic	
Reliance in rural areas on limited employment sectors resulting in a limited range of job types often characterised by low pay and seasonality.	The plan will need to seek to promote alternative economic activity in rural areas to enable the rural economy to diversify whilst not damaging the essential nature and environment of the area, particularly within the Nidderdale AONB

Key Issues	Implications for the Local Plan
Market towns in the district have been the subject of various regeneration initiatives to improve their economic position.	Consider the plan's continued role in this respect. Currently it is supporting Neighbourhood Plan preparation in the following market towns: Ripon and Knaresborough.

Table 2.1 Sustainability Issues

3 Sustainability Appraisal Framework

3 Sustainability Appraisal Framework

3.1 Sustainable development can be defined as ensuring a better quality of life for everyone, now and for future generations. Achieving sustainable development requires that the following four objectives are met simultaneously:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources;
- Maintenance of high and stable levels of economic growth and employment.

3.2 The National Planning Policy Framework (NPPF) in para 6 states that: 'The purpose of the Planning System is to contribute to the achievement of sustainable development.' and in para 7 goes on to define the economic, social and environmental roles for the planning system. Local plans must be prepared with the objective of contributing to sustainable development (para 151) and this is expanded upon in para 152:

'Local Planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, where possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.'

3.3 Central to the Sustainability Appraisal process is the Sustainability Framework; this provides a format for describing, analysing and comparing sustainability effects. The SA Framework developed for inclusion in this interim report is based on that previously used for the council's Core Strategy adopted in 2009, work undertaken for the Draft Sites and Policies DPD, which reached the Examination stage in May 2014, modified to reflect any changing local concerns and priorities, the introduction of the NPPF and the nature of the Local Plan now being developed together with amendments made at the Scoping report stage for the Local Plan. The Sustainability Framework, objectives and indicators are set out at Appendix 4.

Comparing the SA Objectives Against NPPF

3.4 This original SA framework is based on the aims and objectives developed in the Regional Sustainable Development Framework (RSDF) prepared by the former Regional Assembly. From the four objectives set out in 'A Better Quality of Life: a strategy for sustainable development in the UK 1999' the RSDF set out 15 aims, to which a further aim was added by the council to reflect the importance of the historic environment within the district. These are listed below, together with extracts from the NPPF which support their continued use:

Social progress which recognises the needs of everyone

1. Quality housing available to everyone

The NPPF requires Local Plans to meet the full requirements for market and affordable housing and deliver a wide choice of high quality homes and create inclusive and mixed communities.

2. Conditions and services to engender good health

A core planning principle is 'to take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs'. Planning policies should also assess the needs for open space, sports and recreation facilities.

3. Safety and security for people and property

Developments should 'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion' (NPPF para 58). Places should contain 'clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas' (NPPF para 69).

Plans should create 'safe and secure layouts which minimise conflicts between traffic and cyclists and pedestrians, avoiding street clutter and where appropriate establish home zones'.

4. Vibrant communities which participate in decision making

A key social message from the NPPF is that the planning system should 'support vibrant and healthy communities'. Local authorities should also 'aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning'.

5. Culture, recreation and leisure activities for all

The NPPF expects Local Plans to ensure the conservation, protection and enhancement of heritage assets including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments, and their settings. In addition, the Local Plan needs to improve 'cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs'. Planning policies should also assess the needs for open space, sports and recreation facilities.

6. Local needs met locally

Local Plans should ensure that: developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be minimised. A core planning principle is 'to take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs'.

7. Education and training opportunities which build the skills and capacity of the population

The NPPF states that the government 'is committed to ensuring that the planning system does everything it can to support sustainable economic growth'.

Effective protection of the environment

8. Biodiverse and attractive natural environment

In order to contribute to the government's commitment to halt the overall decline in biodiversity the NPPF expects the planning system to minimise impacts on biodiversity and that improvements in biodiversity are realised wherever possible. Para 117 sets out how planning policies should minimise impacts on biodiversity and geodiversity. Paragraphs 109 and 115 of the NPPF refer to protection of landscapes and protection of AONBs. In line with para 115 great weight should be placed upon conserving the landscape and scenic beauty of the AONB.

9. Minimal pollution levels

The NPPF para 110 states that 'In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value', where consistent with other policies in the framework.

10. A transport network which maximises access whilst minimising detrimental impacts

The NPPF para 34 states that 'Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes will be maximised. However, this needs to take account of policies set out elsewhere in this framework, particularly in rural areas.'

11. Minimise greenhouse gas emissions and a managed response to the effects of climate change

The NPPF para 94 explains that 'local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

Para 95 explains that in order 'to support the move to a low carbon future, local planning authorities should:

- Plan for new development in locations and ways that reduce greenhouse gas emissions;
- Actively support energy efficiency improvements to existing buildings; and
- When setting out any local requirement for a building's sustainability, do so in a way consistent with the government's zero carbon buildings policy, and adopt nationally prescribed standards.'

Prudent use of natural resources

12. Prudent and efficient use of energy and natural resources with minimal production of waste

The core planning principles set out in para 17 of the NPPF include the need to 'encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources ...' and paras. 95 and 97 support the move to a low carbon future. Para 111 states that 'In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this framework.' Para 112 emphasises the need to 'take into account the economic and other benefits of the best and most versatile agricultural land.'

13. Conserve and enhance historic heritage assets

The NPPF in para 17 includes the need to conserve heritage assets in a manner appropriate to their significance. In addition, para 111 states that 'Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.' Para 126 states that 'Local Planning authorities should set out in their local plan, a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.'

14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development.

The NPPF states that 'the Government attaches great importance to the design of the built environment' and expects local plans to ensure the conservation, protection and enhancement of heritage assets including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments, and their settings'.

Maintenance of high and stable levels of economic growth and employment

15. Good quality employment opportunities available to all

The economy is a key theme in the NPPF. Para 19 states 'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'.

3 Sustainability Appraisal Framework

16. Conditions for business success, economic growth and investment

Local Plans need to be based on an assessment of the existing and future supply of available land for economic development to ensure there is sufficient, suitable land to meet the identified requirements, including monitoring of the suitability of previously allocated land (NPPF para 161).

Para 21 sets out the requirements for local plans in promoting competitive town centre environments, their management and growth.

In conclusion, the above analysis indicates that the SA objectives used for the Core Strategy and Sites and Policies DPD are compatible with the requirements of the NPPF and are appropriate for continued use.

Appraisal of the Draft Local Plan Objectives Against the SA Objectives

3.5 In accordance with best practice and advice, the revised objectives of the Local Plan have been tested against the SA objectives to ensure compatibility and avoid any inconsistency. Testing the draft objectives of the Local Plan in this way can help to refine them further. Similarly, the Local Plan objectives should be consistent with each other and the SA objectives will be one way of checking this. Where conflict is identified between objectives it is for decision makers to decide on priorities. Following reports accompanying the Issues and Options and Development Management consultations held in 2015 a number of refinements have been made to the local plan objectives and consideration may need to be given to refining these further and this will be detailed in future iterations of the Sustainability Appraisal.

3.6 A key change to the local plan objectives at this stage in the process, and therefore their compatibility and consistency with the sustainability objectives, has been the recognition that in order to plan for the objectively assessed local plan housing requirement it may not always be possible to allocate land of lesser environmental value given the high quality environment of the district. Local Plan objective 8 does however encourage high quality design that responds positively to local character and contributes positively to local distinctiveness, which in some circumstances may enable development to take place provided impacts are capable of mitigation. Developer guidelines for site allocations, master planning and the identification of mitigation measures will be important in the accommodation of future growth and the retention of a quality environment.

3.7 The appraisal continues to be carried out on the basis of the following assumptions:

- any development should have regard to the need to protect, conserve and enhance biodiversity, and the natural and historic environment;

- development should take place in a way that limits the potential for pollution and greenhouse gas emissions, and uses resources efficiently to limit waste production.
- that the local plan will include an appropriate policy framework to achieve the above.

3.8 Future stages of the appraisal will assess final site allocations and development management policies as they develop to form the Publication draft of the Local Plan.

3.9 The outcome of this latest assessment of the compatibility of the revised draft Local Plan objectives with the SA objectives is summarised in the matrix below. A commentary is then provided for those objectives, where there are acknowledged areas of uncertainty. No areas of inconsistency have been found. For completeness and to enable comparison this matrix is followed by the assessment undertaken at the Issues and Options Stage.

Draft Local Plan, October 2016

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Key Compatible: green Inconsistent: red Uncertainty: yellow No link /neutral: blank	Quality housing available to everyone	Conditions and services to engender good health	Safety and security for people and property	Vibrant communities that participate in decision making	Culture, leisure and recreation facilities for all	Local needs met locally	Education and training opportunities	Biodiverse and attractive natural environment	Minimal pollution levels	Transport network that maximises access	Minimise greenhouse gas emissions	Prudent and efficient use of energy and resources	Protect and enhance the historic heritage assets	A quality built environment and efficient land use patterns	Good quality employment opportunities	Conditions for business success, economic growth and investment

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To contribute to sustainable patterns of development, the Local Plan will:																
1.Focus housing and employment development in locations which are, or can be made, sustainable; these are locations that take full advantage of existing opportunities to walk, cycle, or use public transport, or have the potential to increase these opportunities, in order to access jobs, shops, services and facilities.	compatible															

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To address housing needs for all, the Local Plan will:																
2. Deliver additional market and affordable housing in sizes, types and tenures, and at a scale that meets locally identified needs.	compatible			compatible		compatible		compatible	compatible		compatible	compatible	compatible	compatible	compatible	compatible

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To support business, enterprise, and job creation in order to achieve a sustainable and diverse economy throughout the district that provides a range of employment, including apprenticeships and a higher proportion of high value jobs, the Local Plan will:																
3.Deliver sufficient land for employment uses to improve choice and help to enable a thriving economy.						compatible	compatible	compatible	compatible	uncertain	compatible	compatible	compatible	compatible	compatible	compatible
4.Support local investment and inward investment aimed at achieving business growth, particularly in key economic sectors, whilst also supporting investment in business start-ups and the growth of existing small and micro businesses.						compatible										
5. Support a growing tourism sector that attracts greater numbers of domestic and overseas visitors, and provides a vibrant offer for both business and leisure visitors. This includes seeking to maintain the position of Harrogate as one of the UK's leading conference and exhibition destinations with a range of venues and a thriving conference, exhibition and events programme.				compatible	compatible		compatible	uncertain	compatible	uncertain	compatible	compatible	uncertain	compatible	compatible	compatible

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To create successful places providing quality environments that enable communities and individuals to enjoy an excellent quality of life, the Local Plan will:																
6. Protect and enhance the roles of Harrogate, Knaresborough and Ripon as places providing a wider range of homes, jobs, shops, services and facilities; and Pateley Bridge, Masham and Boroughbridge as centres providing a good range of homes, jobs, shops, services and facilities.	compatible			compatible	compatible	compatible	compatible	compatible	compatible	uncertain	compatible	compatible	compatible	compatible	compatible	compatible
7. Support the retention and enhancement of services and facilities in villages and hamlets to protect their existing roles and enable rural communities to thrive.	compatible			compatible	compatible	compatible		compatible	compatible	uncertain	uncertain	compatible	compatible	compatible		
8. Encourage high quality design that responds positively to local character and contributes positively to local distinctiveness and health and well-being, including community safety.	compatible	compatible	compatible	compatible	compatible			compatible								
9. Help deliver appropriate sport and recreation facilities, play areas and accessible open space.	compatible	compatible		compatible	compatible	compatible		compatible	compatible					compatible		
10. Support bodies seeking to use neighbourhood planning tools that enable communities as a whole to take greater control of shaping new development in their neighbourhoods.				compatible		compatible	compatible									
To secure and maximise the contribution of the district's historic environment to local distinctiveness as well as to achieving wider social and economic objectives, the Local Plan will:																
11. Promote the conservation and enhancement of designated and non-designated heritage assets in a manner appropriate to their significance, including maximising opportunities to increase understanding of the historic environment.				compatible	compatible	compatible	compatible	compatible			compatible	compatible	compatible	compatible		
To facilitate the delivery of the infrastructure necessary to support a flourishing local economy, reduce the impacts of transport on the environment and communities, and enable reliable journeys between key centres regionally, nationally and internationally, the Local Plan will:																
12. Enable greater opportunities to travel on foot and by bike, and support increased access to public transport as well as improvements to the quality and frequency of services.		compatible		compatible												
13. Seek to ensure good rail, bus and road connectivity between key centres.				compatible												
14. Deliver infrastructure to accommodate and support new housing and employment sites, and seek ways for new development to contribute to reducing existing congestion.	compatible															
15. Support the expansion of, and improvements to, electronic infrastructure- including high speed broadband and mobile telephony across the district.	compatible			compatible		compatible	compatible		compatible		compatible	compatible			compatible	compatible

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To safeguard the natural environment and manage natural resources for the benefit of people today and future generations, the Local Plan will:																
16. Promote the efficient use of natural resources including: encouraging the re-use of buildings and vacant previously developed land, the greater use of sustainable construction techniques, effective waste management that minimises the amount of waste requiring treatment and disposal, and avoiding the unnecessary sterilisation of mineral deposits.	compatible	compatible		compatible				compatible								
17. Seek to reduce the extent of climate change by encouraging development that reduces greenhouse gas emissions, including through energy efficiency measures and renewable energy generation; and seek to reduce the impacts of climate change by securing development that is resilient to its consequences, including supporting, and contributing to achieving, sustainable flood risk management.	compatible		compatible	compatible				compatible	compatible		compatible	compatible		compatible		
18. Protect and enhance landscape character across the district, including within the Nidderdale Area of Outstanding Natural Beauty.				compatible	compatible	compatible		compatible								
19. Protect the widest range of natural and semi-natural features, green spaces, lakes and rivers that act as the district's Green Infrastructure. Seek to enhance their quality, extent, connectivity and, where appropriate, access arrangements.	compatible	compatible		compatible	compatible	compatible		compatible	compatible		compatible	compatible	compatible	compatible		
20. Protect internationally, nationally, and locally designated nature conservation sites and take opportunities to enhance quality, biodiversity and geodiversity.				compatible				compatible	compatible		compatible	compatible		compatible		

Commentary

Local Plan Objective 3: Deliver sufficient land for employment uses to improve choice and help to enable a thriving economy.

3.10 SA Objective 10: Providing additional employment land may generate additional travel movements resulting in increased congestion unless the transport infrastructure necessary to support such growth is also provided as part of development proposals. Planning for local needs, and providing new housing and employment sites together in locations accessible to public transport, or in locations where this can be improved, has the potential to reduce the need to travel and/or encourage more sustainable travel. The council will need to work in partnership with North Yorkshire County Council as the Local Highway Authority, Highways England as the Strategic Transport Authority and transport providers to ensure new employment sites can be delivered in a sustainable way and that the necessary infrastructure can be provided.

Local Plan Objective 5: Support a growing tourism sector that attracts greater numbers of domestic and overseas visitors, and provides a vibrant offer for both business and leisure visitors. This includes seeking to maintain the position of Harrogate as one of the UK's leading conference and exhibition destinations with a range of venues and a thriving conference, exhibition and events programme.

3.11 SA Objectives 8 and 13: Attracting more visitors may impact on the ability to protect and enhance the district's designated and non-designated historic heritage assets and biodiverse and attractive natural environment. This may also impact on one of the key assumptions upon which this Sustainability Appraisal is based, as identified in para 3.7, that: any development should have regard to the need to protect and enhance biodiversity and the natural and historic environment.

3.12 SA Objective 10: Attracting greater numbers of domestic and overseas visitors and maintaining Harrogate's position as a leading conference, exhibition and leisure destination has the potential to increase congestion in towns such as Harrogate, and also within more rural areas where there is limited scope to provide commercially

3 Sustainability Appraisal Framework

viable public transport. Working closely with North Yorkshire County Council as the local highway authority, and other transport providers to improve accessibility will therefore be required.

Local Plan Objective 6: Protect and enhance the roles of Harrogate, Knaresborough and Ripon as places providing a wider range of homes, jobs, shops, services and facilities; and Pateley Bridge, Masham and Boroughbridge as centres providing a good range of homes, jobs, shops, services and facilities.

3.13 SA Objective 10: By protecting and enhancing the roles of those settlements that are likely to be the most sustainable it is considered reasonable to expect that there should be a high degree of compatibility with the SA objectives generally. However, as with Local Plan objectives 3, 5 and 7 there is uncertainty in relation to transport and accessibility issues. However, Harrogate, Knaresborough and Ripon as the district's main settlements also have the best access to public transport, with Pateley Bridge, Masham and Boroughbridge having more limited services.

Local Plan Objective 7: Support the retention and enhancement of services and facilities in villages and hamlets to protect their existing roles and enable rural communities to thrive.

3.14 SA Objectives 10 and 11. By protecting and enhancing the roles of those smaller settlements in rural areas that are likely to be the most sustainable it is expected that there will be a degree of compatibility with the SA objectives. However, as with Local Plan objectives 3, 5, and 6 above, there is uncertainty in relation to transport and accessibility issues. In rural areas, there is likely to be greater uncertainty as transport by car is often the only transport option, making reducing the need to travel and/or encourage more sustainable travel more challenging, especially as public transport in rural areas is increasingly only provided on a commercial basis. This in turn raises uncertainties in relation to minimising greenhouse gas emissions. However, the increase in flexible working arrangements and working from home may have an impact.

Issues and Options July 2015

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Key Compatible: green Inconsistent: red Uncertainty: yellow No link /neutral: blank	Quality housing available to everyone	Conditions and services to engender good health	Safety and security for people and property	Vibrant communities that participate in decision making	Culture, leisure and recreation facilities for all	Local needs met locally	Education and training opportunities	Biodiverse and attractive natural environment	Minimal pollution levels	Transport network that maximises access	Minimise greenhouse gas emissions	Prudent and efficient use of energy and resources	Protect and enhance the historic heritage assets	A quality built environment and efficient land use patterns	Good quality employment opportunities	Conditions for business success, economic growth and investment

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To contribute to sustainable patterns of development, the Local Plan will:																
1. Manage development patterns by focusing housing and employment development in locations that are, or can be made, sustainable. These are locations that take full advantage of existing opportunities to walk, cycle, or use public transport, or have the potential to increase these opportunities in order to access jobs, shops and services.	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
2. Allocate land of lesser environmental value for development, including prioritising the use of previously developed land, where it is not of high environmental value.	inconsistent					uncertain		compatible	compatible	uncertain	compatible	compatible	compatible	compatible	inconsistent	inconsistent

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To address housing needs for all, the Local Plan will:																
3. Deliver an appropriate scale and mix of house types, sizes and prices.	compatible			compatible		compatible		compatible	compatible		compatible	compatible	compatible	compatible	compatible	compatible
4. Deliver affordable housing to meet the needs of local people.	compatible			compatible		compatible		compatible	compatible		compatible	compatible	compatible	compatible	compatible	compatible

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To support business, enterprise and job creation to achieve a sustainable and diverse economy that provides a range of employment, including apprenticeships, the Local Plan will:																
5. Support local investment and inward investment aimed at achieving business growth, particularly in key economic sectors.						compatible										
6. Support business start-ups and the growth of small and micro businesses.							compatible		compatible							
7. Support a growing tourism sector attracting greater numbers of both domestic and overseas visitors and providing a vibrant offer for business and leisure visitors.					compatible		compatible	uncertain	compatible	uncertain	compatible	compatible	uncertain	compatible	compatible	compatible

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
8. Maintaining the position of Harrogate International Centre as one of the UK's leading conference and exhibition destinations, providing a range of venues and a thriving conference, exhibition and events programme.				compatible	compatible		compatible			uncertain	compatible	compatible			compatible	compatible
9. Deliver sufficient employment land to enable a thriving economy.						compatible	compatible	compatible	compatible	uncertain	compatible	compatible	compatible	compatible	compatible	compatible
10. Help deliver a higher proportion of high value jobs.					compatible	compatible	compatible	compatible	compatible	uncertain	compatible	compatible	compatible	compatible	compatible	compatible

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To create successful places providing quality environments that enable communities and individuals to enjoy an excellent quality of life, the Local Plan will:																
11. Protect and enhance the roles of vibrant urban areas as to the (to be determined), market towns as the (to be determined), and thriving rural village as the (to be determined) within protected countryside (NPPF para 17).	compatible			compatible		compatible		compatible	compatible	uncertain	compatible	compatible	compatible	compatible	compatible	compatible
12. Encourage high quality public services to be provided close to home so that essential needs for access are met.		compatible		compatible												
13. Encourage high quality design that recognises local character and contributes to local distinctiveness, and health and wellbeing, including community safety.	compatible	compatible	compatible	compatible	compatible			compatible								
14. Deliver appropriate sport and recreation facilities, play area and accessible open space in all communities.	compatible	compatible		compatible	compatible	compatible		compatible	compatible					compatible		
15. Give people opportunities to be involved in the planning decisions that affect them, and enable communities as a whole to take more control of shaping neighbourhoods.				compatible		compatible	compatible									

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
To secure and maximise the contribution of the district's historic environment to local distinctiveness and achieving wider social and economic objectives, the Local Plan will:																
16. Protect and enhance designated and non-designated heritage assets in a manner appropriate to their significance.				compatible	compatible	compatible		compatible								
17. Promote and increase understanding of the wider historic environment.				compatible	compatible		compatible	compatible			compatible	compatible	compatible	compatible		

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Commentary

Local Plan Objective 2: Allocate land of lesser environmental value for development, including prioritising the use of previously developed land, where it is not of high environmental value.

- 3.15** SA Objective 1: To provide new sites to meet the district's objectively assessed housing requirements over the plan period up to 2035, it is likely that there will be a need for development on greenfield land and also potentially on land where development has previously been resisted because of its local environmental value. In March 2015 the council published the new Strategic Housing Market Assessment (SHMA) that provides an up to date assessment of housing need with a requirement of 621 dwellings over the period 2014-2035. This will involve the identification of considerably more land for housing than the 390 dwellings per annum previously planned for. Work to update the district's requirements for employment is also being updated. In addition, an Infrastructure Capacity Study and assessment of environmental constraints will be undertaken which will also inform the level of future growth which can be accommodated avoiding impacts to designated sites, priority habitats and the best and most versatile land will be a priority. This suggests that following the Local Plan Issues and Options consultation, Local Plan Objective 2 may need to be refined in order to address the red score, as part of the next stage of the plan preparation process.
- 3.16** SA Objective 6: Local needs met locally. In order to provide local housing to address needs throughout the district over the plan period it may be necessary to release greenfield land in preference to previously developed land. Meeting local needs for employment and other uses may also result in the need to consider what is the appropriate level of greenfield development relative to the re use of previously developed land.
- 3.17** SA Objective 10: This objective is concerned with increasing access and reducing traffic impacts. This Local Plan objective may be in conflict with this where there is a greenfield site that offers better access, less impact on the local highway network and the potential to provide services and facilities as part of the development, including new or improved public transport links and better facilities for walking and cycling and the provision of green infrastructure generally.
- 3.18** SA Objectives 15 and 16: The requirements for new employment land are currently being assessed. However, it is likely that the re use of previously developed land in preference to greenfield land would be incompatible with any requirements given the limited supply of brownfield land, especially given the environmental constraints which exist in a significant part of the district.

Local Plan Objective 7: Support a growing tourism sector attracting greater numbers of both domestic and overseas visitors and providing a vibrant offer for business and leisure visitors.

- 3.19** SA Objective 10: Growth in tourism, attracting a greater number of both domestic and overseas visitors will result in an increase in visitor numbers which has the potential to increase congestion in towns such as Harrogate without improvements to public transport and development of an integrated approach to traffic management, and also within more rural areas where there is limited scope to provide commercially viable public transport.
- 3.20** Employment opportunities to meet this growth may meet local needs but also has the potential to increase travel requirements if it results in significant amounts of inward migration or commuting due to skill shortages.
- 3.21** SA Objectives 8 and 13: Attracting more tourists may also impact on the ability to protect and enhance the district's historic heritage assets and biodiverse and attractive natural environment. This may also impact on one of the key assumptions upon which this Sustainability Appraisal is based, as identified in para 3.6, that: any development should have regard to the need to protect and enhance biodiversity and the natural and historic environment. Local Plan Objective 7 may therefore also need to be refined as part of the next stage of the plan preparation process.

Local Plan Objective 8: Maintaining the position of Harrogate as one of the UK's leading conference and exhibition destinations, providing a range of venues and a thriving conference, exhibition and events programme.

- 3.22** Similarly, growth in the role of Harrogate as a conference and exhibition destination will result in an increase in visitor numbers which has the potential to increase congestion within the town of Harrogate.

Local Plan Objective 9: Deliver sufficient employment land to enable a thriving economy.

- 3.23** Providing additional employment land may generate additional travel movements resulting in increased congestion unless the transport infrastructure necessary to support such growth is also provided as part of development proposals. Planning for local needs, and providing new housing and employment sites together in locations accessible to public transport, or in locations where this can be improved, has the potential to reduce the need to travel and/or encourage more sustainable travel.

Local Plan Objective 10: Help deliver a higher proportion of high value jobs.

- 3.24** The same issues as above apply. However, as there is currently a high level of commuting out of the district to access high value jobs in places such as Leeds, attracting a higher proportion of high value jobs in the district may reduce commuting and the associated traffic congestion created in adjacent authorities such as Leeds.

Local Plan Objective 11: Conserve and enhance the roles of vibrant urban areas as the (to be determined), market towns as the (to be determined), and thriving rural villages as the (to be determined) within protected countryside (NPPF para 17).

- 3.25** This objective seeks to protect and enhance the roles of those settlements that are likely to be the most sustainable so it is considered reasonable to expect that there should be a high degree of compatibility with the SA objectives. However, as with Local Plan objectives 2, 7, 8, 9, and 10 above there is uncertainty in relation to transport and accessibility issues. Development of a growth strategy for the district will inform this objective further.

4 Developing a Draft Assessment Rationale

4 Developing a Draft Assessment Rationale

- 4.1** A standardised decision making rationale has been developed for appraising sites for housing and employment over a number of years of plan preparation. Over this time the procedure has been refined to make the process more robust allowing sites to be compared against the SA Framework and against each other on an equal basis.
- 4.2** As part of the initial work undertaken for the preparation of the Local Plan, and for the Interim Report, further refinement of the process has been undertaken to enable a more detailed assessment of site analysis factors within the SA, and to also develop a system of assessment which provides a greater number of scoring possibilities using a traffic light scoring system. This enables a clear comparison of sites to be made. This approach has arisen out of discussion with the key consultation bodies and is considered to be a more easily understood approach which will assist those commenting on the draft plan.
- 4.3** The draft assessment rationale for sites is set out alongside the SA Framework at Appendix 4. Summaries of individual site assessments undertaken for draft allocations are included in Appendix 8 and for those sites not allocated in Appendix 7. Maps of all sites can be found in the Strategic Housing and Economic Land Availability Assessment (SHELAA).⁽¹²⁾
- 4.4** An initial assessment of each Draft Local Plan policy against the SA objectives has also been undertaken and was the subject of consultation in November/December 2015.⁽¹³⁾ This has been refined further as part of this document. For each draft policy a table has been created and is included in Appendix 9. The draft wording of the policy is included for reference and followed by three sections addressing the following:
- **Policy background:** a number of the policies originated from the withdrawn Sites and Policies DPD, but through consultation have been amended. Some policies also take forward elements of Core Strategy or Harrogate District Local Plan policies and others are completely new policies.
 - **SA assessment:** an initial narrative assessment, made as part of the Issues and Options Consultation in November/December 2015, identified whether draft policies had any significant effects on the SA objectives and this has been refined further as part of this report.
 - **Short/medium/long term effects:** consideration is then also given to whether these effects are short, medium or long term and if they might change over time as the policy has time to take effect.

¹² Please visit www.harrogate.gov.uk/shelaa

¹³ Please visit www.harrogate.gov.uk/sa

5 Assessment of Growth Strategies

5.1 In order to identify potential areas for growth the council undertook:

- A survey of elected members, parish councils (including parish meetings, town councils and Ripon City Council) and neighbourhood planning teams.
- Held a workshop with HBC elected members.
- Organised a workshop with transport stakeholders including representatives from, NYCC as the local highway authority and passenger transport authority, Highways England, representatives from the rail and bus company's serving the area, and HBC officers representing parking services, environmental protection, refuse disposal, strategic development, development management and planning policy. The workshop also included transport officers from duty to cooperate authorities.
- A workshop with the council's internal consultancy team covering conservation, design, landscape, and transport issues.

5.2 From this work it was possible to identify a range of potential growth strategies for assessment. These were:

1. **The existing approach:** basically continuing with the existing growth strategy as outlined in the adopted Core Strategy 2009.
2. **Focus growth in the largest settlements:** most growth to take place in Harrogate, Knaresborough and Ripon.
3. **Growth in the district's market towns:** Pateley Bridge, Masham, Boroughbridge.
4. **A dispersed approach:** spreading development across the widest range of settlements including small settlements previously undefined.
5. **A new settlement (close to the A1(M)).**
6. **Growth in sustainable village clusters.**
7. **Growth in villages close to Harrogate, Knaresborough and Ripon.**
8. **Growth in villages close to market towns.**
9. **Growth in villages with large areas of previously developed land (e.g. airfields at Tockwith and Dishforth).**
10. **Concentrate growth in strategic transport corridors (Harrogate rail line and strategic bus routes).**
11. **Concentrate growth around the strategic east-west road corridor.**

5.3 The assessment of these strategies was undertaken by a small group of officers from the planning policy and consultancy teams and involved using the Sustainability Appraisal's 16 draft objectives to identify the key high level pros and cons associated with each option. This provided a detailed picture of the potential overall social, economic and environmental effects of each strategy. The pros and cons were then used to identify the main benefits, risks, disadvantages, and potential mitigation measures associated with each option.

5.4 Finally, in order to facilitate a comparative assessment, each option was scored against a set of simplified criteria drawn from the SA objectives. The criteria were developed in order to pick out the key elements within the SA objectives that are most relevant to a strategic assessment. For each criterion the strategies were scored green, generally positive, or red, generally negative. Where there was considerable uncertainty about some effects, an uncertain score was included.

This assessment is included in Appendix 6 and was included within the Interim Report, consulted on as part of the Local Plan Issues and Options Consultation.

5.5 The assessment also informed the choice of growth options included in the Local Plan Options Consultation July 2015. These were the best performing options:

- **Most growth concentrated in Harrogate, Knaresborough and Ripon.**
- **Most growth concentrated in public transport corridors.**
- **A new settlement in A1(M) corridor.**

5.6 A growth strategy for the local plan is now set out in draft Policy GS2 and has been derived from the 3 options above. This includes those settlements within, or located in close proximity to the key public transport corridors that have the best access to public transport and therefore also a wide range of jobs, services and facilities within the district but also further afield. It includes Harrogate, Knaresborough and Ripon which are the settlements in the district that offer the greatest range of jobs shops and services, are well connected to each other, and to areas further afield. The sustainability appraisal/site assessment of the draft site allocations which deliver the growth option are included in Appendix 8. A new settlement will also form part of the strategy and the draft plan includes two options for new settlements but only one of these will be taken forward. An initial sustainability assessment of these two new settlement options is included in Appendix 8a. Further work will now be undertaken to inform which option for a new settlement is taken forward and included at the Formal Publication Stage consultation in July 2017.

6 Next Steps and Monitoring

6 Next Steps and Monitoring

- 6.1** This SA Report is the second stage in the plan making/SA process. A Local Development Scheme has been prepared for the preparation of the Local Plan and a timetable for the next steps is as follows:

Regulation 18	Public consultation on the draft Local Plan	October 2016
Regulation 19	Formal Publication consultation on the Local Plan (Consultation on Draft Sustainability Report)	July 2017
Regulation 22	Submission of the Local Plan to the Secretary of State Final SA modified to reflect any changes	Winter 2017
Regulation 24	Examination of the Local Plan	Summer 2018
Regulation 26	Adoption of Local Plan	Autumn 2018

Local Plan preparation timetable

- 6.2** Following the Draft Plan consultation in October 2016 comments received will be considered and used to inform preparation of a Formal Publication Local Plan and final SA report for consultation in July 2017. Here adverse effects will be considered and proposals for mitigation identified.

Monitoring

- 6.3** An Annual Monitoring Report has been published since 2002 and whilst this process is no longer a legal requirement it is intended that it should continue and include monitoring information in connection with the Sustainability Appraisal.
- 6.4** A monitoring framework has been developed to ensure that significant sustainability effects of implementing the plan are monitored to identify any unforeseen adverse effects and enable remedial action to be taken.
- 6.5** In developing the proposals for monitoring regard will be paid to:
- The objectives, targets and indicators developed for the Sustainability Framework.
 - Baseline information and identified sustainability issues.
 - Likely significant effects that were identified.
 - Proposed mitigation measures.

- 6.6** Monitoring proposals need to consider both positive and negative impacts. It is not necessary to monitor everything or to monitor an effect indefinitely. Instead the focus of monitoring should be on significant sustainability effects that may give rise to irreversible damage and significant effects where there was uncertainty in the Sustainability Appraisal and where monitoring would enable preventative or mitigation measures to be taken.

- 6.7** The table below suggests the type of information that should be monitored and associated indicators. A number of these indicators are also proposed to monitor the Local Plan.

Proposals for Monitoring

What should be monitored (effect)	What sort of information is required (indicator)	Sources of information
Homes for local people in need	Percentage of affordable housing granted planning permission compared to the requirement.	Harrogate Borough Council
Access to services	Number of new community facilities/services granted planning permission. Number of community services/facilities lost.	Harrogate Borough Council Harrogate Borough Council
Reduce the need to travel and reliance on the private car; integration between different modes of transport	Levels of car ownership. Number of developments approved resulting in significant transport impacts where a Transport Assessment/Transport Statement and Travel Plan has been agreed by North Yorkshire County Council and Harrogate Borough Council.	Census Harrogate Borough Council
Anti-social behaviour / crime and the fear of crime	% of residents who feel safe outside. Domestic burglaries per 1000 population.	Harrogate Borough Council Harrogate Borough Council
Bio-diverse environment	Changes in the areas of sites of importance for natural heritage and biodiversity (no loss in area of international, national and local sites). Change in priority habitats and species. % of rivers of good or fair ecological condition. Loss of trees and woodland through development proposals. Area of green infrastructure created and lost through development.	Natural England Natural England Environment Agency Harrogate Borough Council Harrogate Borough Council
Quality built environment	Loss of appeals where developments were refused on amenity or design grounds.	Harrogate Borough Council
Prudent use of natural resources	Amount of waste arising per household. % of total household waste recycled. Number of developments meeting BREEAM very good standard. Loss of the best and most versatile land from development (Grade 1, 2 and 3a) unless justified by benefits of development.	North Yorkshire County Council Harrogate Borough Council Harrogate Borough Council Harrogate Borough Council
Landscape character	Loss of appeals where developments were refused on landscape character grounds.	Harrogate Borough Council
Historic Environment	Number and % of designated heritage assets at risk. Number of heritage statements submitted with all relevant applications. Loss of appeals where developments were refused on grounds of local distinctiveness /impact on designated or non designated heritage asset.	Historic England at Risk Register Harrogate Borough Council Harrogate Borough Council
Diverse and robust economy	% of individuals of working age in employment. Shop vacancy rates in market towns. Total tourist visitors to the district and spend. % of adults with NVQ level 3 and 4 (economically active).	Census Harrogate Borough Council (<i>survey every other year</i>) Harrogate Borough Council Census
Employment Land Provision	Employment land available by type. Loss of employment land to other uses.	Harrogate Borough Council Harrogate Borough Council

Table 6.1 Proposals for Monitoring

The Environmental Assessment of Plans and Programmes Regulations 2004: Schedule 1 1

1 The Environmental Assessment of Plans and Programmes Regulations 2004: Schedule 1

Appendix 1 The Environmental Assessment of Plans and Programmes Regulations 2004: Schedule 1

Criteria for determining the likely significance of effects on the environment.

Criteria	Assessment
1. The characteristics of plans and programmes, having regard, in particular to:	
(a) Degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The Local Plan makes allocations of land for development across the district and also provides the policy framework for determining planning applications.
(b) Degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The Local Plan provides a framework for supplementary planning documents (SPD).
(c) Relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	In setting out the site allocations, development guidelines will also be provided that will include environmental considerations. There are also specific environmental policies in the plan for controlling development.
(d) Environmental problems relevant to the plan or programme.	This Report has identified a number of environmental problems relevant to the plan.
(e) Relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	The Local Plan will include a policy to mark on the Policies Map natural environmental designations, including those derived from community legislation.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular to:	
(a) Probability, duration, frequency and reversibility of effects.	The Local Plan will make allocations of land for new development and provide a policy framework for controlling development.
(b) Cumulative nature of the effects.	There are likely to be cumulative effects arising from and between the different policies in the Local Plan.
(c) Transboundary nature of the effects.	Transboundary effects will be considered through the Duty to Cooperate requirement of the NPPF.
(d) Risks to human health or the environment.	New development affords the opportunity to create risks to the environment without adequate controls and or mitigation measures being in place.
(e) Magnitude and spatial extent of the effects (<i>geographical area and size of the population likely to be affected</i>).	Spatial effect will be across the district. There is a requirement to plan for a significant increase in the number of homes per year across the district, together with the necessary employment land and a range of uses. There will be a range of effects associated with this especially environmental and transport issues.
(f) Value and vulnerability of the area likely to be affected due to: Special characteristics or cultural heritage; Exceeded environmental quality standards or limits; Intensive land use.	The district is characterised by high quality and diverse landscape and wildlife that over the years has been threatened by development pressures. The district also contains many assets important to cultural heritage, including a World Heritage site.
(g) Effects on areas or landscape that have a recognised national, community or international protection status.	The district contains a number of areas that have a recognised national or community protection status. These include an AONB, SSSIs and Special Protection Area/Special Area of Conservation. Appropriate Assessment will also be undertaken in accordance with the European Habitats Directive.

Table 1.1 Criteria for determining the likely significance of effects on the environment.

2 Review of Plans, Policies and Programmes

Appendix 2 Review of Plans, Policies and Programmes

International and European Context

Johannesburg Declaration on Sustainable Development

Johannesburg Declaration on Sustainable Development (United Nations Department of Economic and Social Affairs [UNDESA], 2002)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
Commits the UK (and other signatories) to promoting sustainable development.	Commitments include: <ul style="list-style-type: none"> • Taking sustainable development considerations into account in: national and local development planning, infrastructure investment decisions, business development, and public procurement. 	The Local Plan needs to set out an overarching strategy for achieving sustainable development across the district.

Table 2.1 Johannesburg Declaration on Sustainable Development

Kyoto Protocol to the UN Convention on Climate Change

Kyoto Protocol to the UN Convention on Climate Change (United Nations Framework Convention on Climate Change [UNFCCC], 1992) Endorsed and continued by the Copenhagen Accord (2009)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
The protocol aims to curb the growth in emissions of 6 gases connected to climate change. The intention is to achieve stabilisation of atmospheric concentrations of these gases at levels that will prevent dangerous interference with the climate system.	Industrialised countries committed to cut their combined emissions by 5% below 1990 levels by 2008-2012. Each country has agreed its own specific targets. EU countries, including the UK, are committed to cut by 8%. The UK stated its own goal to cut by 12.5%. [The UK Climate Change Act 2008 sets a framework to deliver an 80% cut by 2050]	The Local Plan must set out a strategy that will help contribute to a reduction of greenhouse gas emissions.

Table 2.2 Kyoto Protocol to the UN Convention on Climate Change

Universal Declaration of Human Rights

Universal Declaration of Human Rights (United Nations [UN], 1948)		
Context/background (where necessary): The foremost international agreement on human rights		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

Universal Declaration of Human Rights (United Nations [UN], 1948)		
<p>Details the basic civil and political rights of individuals and nations. Individuals have the right:</p> <ul style="list-style-type: none"> • To legal recourse when their rights have been violated • Of privacy and protection of privacy by law • To freedom of option and expression, freedom of assembly and association 	N/A	Ensure that the preparation of the Local Plan and its ultimate content and policies do not violate or compromise any of these basic rights.

Table 2.3 Universal Declaration of Human Rights

UNESCO Convention on the Protection of the World's Cultural and Natural Heritage

Convention on the Protection of the World's Cultural and Natural Heritage (United Nations Educational Scientific and Cultural Organisation [UNESCO], 1972)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Countries are required to:</p> <ul style="list-style-type: none"> • Ensure that measures are taken for the protection, conservation and presentation of cultural and natural heritage. • Adopt a general policy that gives cultural and natural heritage a function in the life of the community • Integrate the protection of heritage into comprehensive planning programmes. 	<ul style="list-style-type: none"> • Designation of UNESCO World Heritage Sites 	<p>The Local Plan should include:</p> <ul style="list-style-type: none"> • Strategies/policies that address heritage and archaeological issues generally. • Specific protection for the World Heritage Site at Studley Royal Park (including the Ruins of Fountains Abbey).

Table 2.4 UNESCO Convention on the Protection of the World's Cultural and Natural Heritage

The Ramsar Convention

The Convention on Wetlands of International Importance especially as Waterfowl Habitat (The Ramsar Convention) (1971)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> • Stem the progressive encroachment on, and loss of, wetlands now and in the future. • Consider the fundamental ecological functions of wetlands- regulators of water regimes, habitats supporting characteristic flora and fauna. • Recognise that wetlands are a resource of great economic, cultural, scientific and recreational value. • Include wetland conservation considerations in planning. 	<p>The designation of suitable wetlands as Wetlands of International Importance (known as Ramsar sites).</p>	<p>Currently there are no Ramsar sites in Harrogate district. The impact of strategies and policies on sites beyond the district, such as the Humber estuary, will need to be identified, assessed and appropriately mitigated through Habitats Regulations Assessment.</p>

Table 2.5 The Ramsar Convention

2 Review of Plans, Policies and Programmes

The Bern Convention

The Council of Europe Convention on the Conservation of European Wildlife and Natural Habitats (The Bern Convention) (1979)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Promote conservation of wild flora and fauna, and their natural habitats Integrate conservation into national planning policies Monitor and control endangered and vulnerable species 	N/A	<ul style="list-style-type: none"> Ensure strategies and policies do not negatively impact designated wildlife sites and habitats, and instead seek to enhance their condition Consider the impact of policies and proposals on wildlife and habitats more generally and seek ways to enhance ecosystems and biodiversity

Table 2.6 The Bern Convention

The Florence Convention

The Council of Europe European Landscape Convention (The Florence Convention) (2000)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
Requires 'landscape to be integrated into regional and planning policies and in cultural, environmental, agricultural, social and economic policies as well as any other policies with possible direct or indirect impacts on landscape'.	Aims to encourage a move towards multifunctional landscapes that provide a variety of benefits while protecting and managing those aspects of the landscape valued by society, and managing change positively in the planning and creation of new landscapes.	<p>The Local Plan should:</p> <ul style="list-style-type: none"> Ensure that the landscape dimension is fully understood and integrated into all social, economic and environmental policies. That the evidence base, including SA/SEA, is informed by the requirements.

Table 2.7 The Florence Convention

The Valletta (Malta) Convention

The Council of Europe Convention for the Protection of the Archaeological Heritage of Europe (The Valletta (Malta) Convention) (revised) (1992)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> To protect archaeological heritage, including for historical and scientific study. Ensure that archaeologists participate in the development of planning policies to achieve well-balanced strategies for the protection, conservation and enhancement of sites of archaeological interest 	N/A	Ensure that archaeologists within NYCC Historic Environment Team participate in the development of relevant planning strategies and policies, and the identification of development sites.

Table 2.8 The Valletta (Malta) Convention

The Granada Convention

The Council of Europe Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention) (1985)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
Countries are required to: <ul style="list-style-type: none"> Develop public awareness and interest in the importance of architectural heritage as an element of cultural identity and as a source of inspiration for the present and the future. Demonstrate unity of cultural heritage and architecture and the links at regional, national and European level. 	<ul style="list-style-type: none"> Promote policies for disseminating information and increasing awareness at a European level. Promote training and techniques in the conservation of architectural heritage. Exchange of information and techniques to manage and promote heritage. Committee of experts to monitor progress. 	The Local Plan should include: <ul style="list-style-type: none"> Strategies/policies that address heritage, archaeology, quality of the built environment and local distinctiveness issues generally.

Table 2.9 The Granada Convention

EU Air Quality Directive

EU Directive 2008/50/EC on ambient air quality and cleaner air for Europe (EU Air Quality Directive)		
Context/background (where necessary): Merges the Air Quality Directive and daughter Directives into a single Directive on Air Quality. In the UK implemented through the Air Quality Standards Regulations (2010).		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Defines a policy framework for a number of air pollutants known to have harmful effects on human health and the environment. Sets maximum levels for certain toxic heavy metals and polycyclic aromatic hydrocarbon concentrations. Sets target dates for reducing very fine particulates (PM_{2.5}); continues with previous standards & targets for fine particulates (PM₁₀). 	<ul style="list-style-type: none"> Limit values and alert thresholds for a number of air pollutants, including nitrogen dioxide. Requires monitoring/reporting of air quality and the production of Action Plans where limits are exceeded. Reduce exposure to PM2.5 to below 20µg/m3 in urban areas by 2015. In all areas to respect the PM2.5 limit value of 25µg/m3. 	<ul style="list-style-type: none"> Consider the potential impacts of growth strategies and policies on air quality and seek to deliver improvements, especially in the district's Air Quality Management Areas (AQMAs) at Bond End in Knaresborough and Skellgate in Ripon. Ensure strategies and policies: <ul style="list-style-type: none"> Do not reduce air quality generally. Do not have negative impacts on the district's AQMAs

Table 2.10 EU Air Quality Directive

EU Birds Directive

EU Directive 2009/147/EC on the conservation of wild birds (EU Birds Directive)		
Context/background (where necessary): Replaces the former Directive (79/409/EEC) on the conservation of wild birds		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

2 Review of Plans, Policies and Programmes

EU Directive 2009/147/EC on the conservation of wild birds (EU Birds Directive)		
Member States have a duty to sustain naturally occurring wild bird populations at ecologically and scientifically sound levels. Protection applies to birds and their eggs, nests and habitats/biotopes.	<ul style="list-style-type: none"> Take special measures to protect species listed in Annex 1 of the directive, including classifying areas most suitable for these species as Special Protection Areas (SPAs). SPA designation requires measures to promote conservation of the species and their habitat. 	<p>Within Harrogate District: the East Nidderdale Moors SSSI and the West Nidderdale, Barden and Blubbershouses Moors SSSI form part of the North Pennine Moors SPA. Close to the district, parts of Ilkley Moor form part of the South Pennine Moors SPA.</p> <ul style="list-style-type: none"> The effect of plan policies on these areas must be appropriately assessed and mitigated to acceptable levels through the preparation of a Habitats Regulations Assessment.

Table 2.11 EU Birds Directive

EU Habitats Directive

EU Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EU Habitats Directive) (As amended by 97/62/EC)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Maintain biodiversity by conserving natural habitats and wild fauna and flora. Encourage the management of landscape features that are essential for the migration, dispersal and genetic exchange of wild species. Establish systems of strict protection for animal and plant species which are particularly threatened and study the desirability of reintroducing these species; Prohibit the use of non-selective methods of taking, capturing or killing certain animal and plant species. 	<ul style="list-style-type: none"> Requires the designation of Special Areas of Conservation (SACs), selected for their importance as natural habitat types and as habitats for species listed in annexes to the Directive. Requires measures to be taken to avoid deterioration of natural habitats as well as disturbance of the species for which the area has been designated. 	<p>The North Pennine Moors and Kirk Deighton SSSI are designated SACs within the district. Close to the district, parts of Ilkley Moor form part of the South Pennine Moors SAC.</p> <ul style="list-style-type: none"> The effect of plan policies on these areas must be appropriately assessed and mitigated to acceptable levels through the preparation of a Habitats Regulations Assessment.

Table 2.12 EU Habitats Directive

EU Waste Framework Directive

EU Framework Directive 2008/98/EC on waste		
Context/background (where necessary): Builds upon previous waste framework directives 75/442/EEC and 91/156/EEC		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Limit waste production. Promote prevention, recycling & conversion of waste with a view to re-use. Requires waste to be managed without endangering human health, harming the environment, and without nuisance that would adversely affect the countryside or places of special interest. 	<ul style="list-style-type: none"> By 2020, 50% of certain waste materials from households and other origins similar to households for re-use and recycling, and 70% preparing for re-use, recycling and other recovery of construction and demolition waste. 	<p>Within the scope available to this plan, consideration should be given to:</p> <ul style="list-style-type: none"> Encourage waste efficient development, including the use of secondary and recycled aggregates. Encourage recycling facilities in new developments

Table 2.13 EU Waste Framework Directive

EU Water Framework Directive

EU Framework Directive 2000/60/EC on water		
Context/background (where necessary): From 21 st December 2013 the Water Framework Directive repeals the Groundwater Directive (80/68/EEC).		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> To prevent further deterioration and protect and enhance the status of aquatic ecosystems and associated wetlands To promote the sustainable consumption of water; to reduce pollution of waters from priority substances To prevent the deterioration in the status and to progressively reduce pollution of groundwater To contribute to mitigating the effects of floods and droughts 	<ul style="list-style-type: none"> Achieve good ecological and good chemical status for inland waters by 2015 Reduction and ultimate elimination of priority hazardous substances Requires that strategic management plans are produced for each River Basin District (RBD) across the Union's territory 	<p>In developing the plan consideration should be given to the impact of proposals on water. This should include:</p> <ul style="list-style-type: none"> Surface and groundwater quality Aquatic ecosystems The sustainable use of water Avoiding the hazards of flooding The availability of water resources The capacity of sewerage

Table 2.14 EU Water Framework Directive

EU Renewable Energy Directive

EU Directive 2009/28/EC on the promotion of the use of energy from renewable sources		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Establishes an overall policy for the production and promotion of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. Encourages energy efficiency, energy consumption from renewable sources and the improvement of energy supply. 	<ul style="list-style-type: none"> Requires the EU to meet at least 20% of its total energy needs from renewable sources such as biomass, hydro, wind and solar by 2020. Each member state has a separate target, the UK is required to meet 15%. Member states to ensure that 10% of transport fuels come from renewable sources. 	<p>The Local Plan will need to have regard to the national requirement to increase the proportion of energy from renewable sources and set a policy framework that supports this whilst reflecting local constraints.</p>

Table 2.15 EU Renewable Energy Directive

EU Strategic Environmental Assessment (SEA) Directive

EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The environmental consequences of plans, programmes and/or policies must be identified and assessed as part of their preparation.</p>	<p>Strategic Environmental Assessments (SEAs)</p>	<p>The emerging Local Plan will be the subject of an SEA, which will form part of the sustainability appraisal.</p>

Table 2.16 EU Strategic Environmental Assessment (SEA) Directive

2 Review of Plans, Policies and Programmes

EU Energy Performance of Buildings Directive

EU Directive 2002/91/EC on the Energy Performance of Buildings		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
Promotes improvements in the energy performance of buildings, taking account of: <ul style="list-style-type: none"> Local conditions The requirements of the building Cost effectiveness 	In the UK: <ul style="list-style-type: none"> The directive is being implemented through updated Building Regulations (for residential property) and BREEAM (for non-residential property) 	Not applicable, the energy performance of buildings is managed and assessed through the Building Regulations consent regime

Table 2.17 EU Energy Performance of Buildings Directive

EU Environmental Action Programme: Living Well, Within the Limits of Our Planet

EU Seventh Environmental Action Programme: Living Well, Within the Limits of Our Planet (2013)		
Context/background (where necessary): Environment Action Programmes (EAPs) have guided EU environment policy since the early 1970s. This EAP covers the period to 2020		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
Provides a strategy to guide future action by EU institutions and member states. There are nine priority objectives: <ol style="list-style-type: none"> Protect, conserve and enhance natural capital. Create a resource efficient, green, and competitive low-carbon economy. Safeguard the people from environment related pressures and risks to health and wellbeing. Improve implementation of environmental legislation. Increase environmental knowledge and widen the evidence base for policy. Investment in environment and climate policy and account for the environmental costs of activities. Better integrate environmental concerns into other policy areas and ensure coherence. 	The programme also identifies mechanisms/actions to help achieve each objective. Those most relevant to planning are: <ol style="list-style-type: none"> Natural capital: <ul style="list-style-type: none"> The Water Framework, Air Quality, Habitats, and Birds Directives The 2020 Biodiversity Strategy, The Blueprint to Safeguard Europe's Water Resources Soil protection, Sustainable use of land and forests Resource efficient, low carbon economy: <ul style="list-style-type: none"> Deliver the climate and energy package 	<ul style="list-style-type: none"> Where relevant, the priority objectives should be used to inform the Local Plan strategic objectives. Planning strategies and policies need to help deliver on the relevant objectives and mechanisms, for example: <ul style="list-style-type: none"> Ensuring protection required by legislation. Maximising biodiversity and other ecosystems services Promoting sustainable agriculture and forestry. Promoting a move to a low carbon economy. Minimising resource use (including water) and supporting 'waste as a resource' initiatives. Creating sustainable urban environments including reducing the impact of transport on the built environment and human health.

EU Seventh Environmental Action Programme: Living Well, Within the Limits of Our Planet (2013)		
<p>8. Make cities more sustainable.</p> <p>9. Address international environmental/climate change challenges more effectively.</p>	<ul style="list-style-type: none"> • Turning waste into a resource • More efficient use of water <p>3. Human health and wellbeing:</p> <ul style="list-style-type: none"> • Air and water pollution, excessive noise, and toxic chemicals. <p>4. Implementation:</p> <ul style="list-style-type: none"> • Help people secure improvements in their own environment. <p>5. Integration:</p> <ul style="list-style-type: none"> • Policy areas to include: regional policy, agriculture, energy and transport. <p>6. Sustainable cities</p> <ul style="list-style-type: none"> • Implement policies for sustainable urban planning and design. 	<ul style="list-style-type: none"> • Ensure environmental concerns are fully integrated within the Local Plan. • Facilitating effective community engagement and Neighbourhood planning.

Table 2.18 EU Environmental Action Programme: Living Well, Within the Limits of Our Planet

European Spatial Development Perspective

European Spatial Development Perspective (Potsdam 1999)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>To work towards a balanced and sustainable development of the EU and to achieve:</p> <ul style="list-style-type: none"> • Economic and social cohesion • Conservation and management of natural resources and cultural heritage. • More balanced competitiveness of the European territory. 	N/A	The Local Plan should identify and work towards achieving a more sustainable spatial vision.

Table 2.19 European Spatial Development Perspective

European Sustainable Development Strategy

European Sustainable Development Strategy 2001 (Renewed 2006, reviewed 2009)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

2 Review of Plans, Policies and Programmes

European Sustainable Development Strategy 2001 (Renewed 2006, reviewed 2009)		
<p>Achieving sustainable development requires economic growth that supports social progress and respects the environment. Strategic objectives/priorities:</p> <ul style="list-style-type: none"> • Limiting climate change and increasing the use of clean energy • Addressing threats to public health • Combating poverty and social exclusion • Dealing with the economic and social implications of an ageing population • Managing natural resources more responsibly • Improving the transport system and land use management 	N/A	The Local Plan needs to consider all aspects of sustainable development, i.e. the economic, environmental, and social aspects of sustainability.

Table 2.20 European Sustainable Development Strategy

EU Biodiversity Strategy

Our Life Insurance, Our Nature Capital: An EU Biodiversity Strategy (2011)		
Context/background (where necessary): Replaces an earlier strategy from 1998. Sets out the commitments made at the 10 th United Nations Convention on Biological Diversity (CBD) held in Nagoya, Japan in 2010.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The UNCBD led to five internationally agreed strategic goals:</p> <ol style="list-style-type: none"> 1. Address underlying causes of biodiversity loss 2. Reduce direct pressures and promote sustainable use 3. Safeguard ecosystems, species and genetic diversity 4. Enhance the benefits of ecosystems services to all 5. Enhance implementation through participatory planning <p>Building on this, the EU strategy outlines the vision that:</p> <p>By 2050 European Union biodiversity and ecosystems services are protected, valued and appropriately restored:</p> <ul style="list-style-type: none"> • For their intrinsic value • For their essential contribution to human wellbeing and economic prosperity • So that catastrophic changes caused by the loss of biodiversity are avoided 	<p>The strategy identifies five target areas that will help to deliver, in part, on some of the goals:</p> <ul style="list-style-type: none"> • Full implementation of EU legislation to protect biodiversity. • Better protection for ecosystems and more use of Green Infrastructure (GI). • Sustainable agriculture and forestry, and better management of fish stocks. • Tighter controls on invasive alien species. • A larger EU contribution to preventing global biodiversity loss. <p>The strategy also outlines 20 specific actions to help achieve the targets.</p>	<p>Seek opportunities for local planning strategies and policies to help achieve the strategic goals and target areas. For example:</p> <ul style="list-style-type: none"> • Policies to maximise GI coverage and the range and quality of the ecosystems services that the GI provides. • Policies to support agricultural and forestry practices, which are more sustainable.

Table 2.21 EU Biodiversity Strategy

National Context

The UK Sustainable Development Strategy

Securing the Future: The UK Sustainable Development Strategy (CM6467) (HM Government, 2005)		
Context/background (where necessary): The strategy builds on the previous strategy from 1999, recognises changed governance arrangements in the UK as a result of devolution, and highlights a renewed global push for sustainable development following the World Summit in Johannesburg in 2002.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Sets out five principles that form an overarching approach to achieving sustainable development, with a more explicit focus on environmental limits:</p> <ol style="list-style-type: none"> 1. Living within environmental limits 2. Ensuring a strong, healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly 	<p>Identifies four priority areas for action:</p> <ol style="list-style-type: none"> 1. Sustainable consumption and production 2. Climate change and energy 3. Natural resources protection and environmental enhancement 4. Sustainable communities <p>Also identifies 68 indicators. Most relate to the priority areas above.</p>	<ul style="list-style-type: none"> • The Local Plan, its strategies, and policies need to help deliver sustainable development as defined by the overarching principles. • The Local Plan needs to facilitate improvements in each of the four priority areas.

Table 2.22 The UK Sustainable Development Strategy

The Enterprise and Regulatory Reform Act 2013

The Enterprise and Regulatory Reform Act 2013		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> • The Act aims to cut the costs of doing business, boosting consumer and business confidence, and helping the private sector create jobs. • The changes most relevant to planning are connected with heritage protection. Some of the reforms were promoted in the 2008 draft Heritage Protection Bill; others have been brought forward following the Penfold Review of Non-Planning Consents. • Some of the changes will require supporting regulations, expected in Spring 2014. 	<ul style="list-style-type: none"> • Conservation Area consent (previously required for demolition works) is replaced with planning permission. • Heritage Partnership Agreements can be set up to outline works to listed buildings for which consent is granted. • The extent of protection of a listed building can be better defined e.g. whether buildings within the curtilage are protected. • National and local class consent orders are introduced where the works described will not need listed building consent. • Lawful proposed works certificates are introduced. These confirm that the works described in the certificate do not need listed building consent. • Certificates of immunity from listing can be applied for at any time. 	<p>Consider, in consultation with Conservation Officers, whether the changes require a different approach to developing policy related to heritage assets.</p>

Table 2.23 The Enterprise and Regulatory Reform Act 2013

The Plan for Growth

The Plan for Growth (BIS, 2011)
Context/background (where necessary):

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The Plan for Growth (BIS, 2011)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The overall objective is to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries.</p> <p>Identifies four ambitions:</p> <ul style="list-style-type: none"> To create the most competitive tax system in the G20; To make the UK one of the best places in Europe to start, finance and grow a business; To encourage investment and exports as a route to a more balanced economy; and To create a more educated workforce that is the most flexible in Europe <p>Each ambition is supported by a number of measurable benchmarks.</p>	<p>The 'best place to start, finance and grow business' ambition includes the benchmark to:</p> <ul style="list-style-type: none"> Increase the proportion of planning applications approved and dealt with on time <p>To achieve this radical changes to planning include:</p> <ul style="list-style-type: none"> Presumption in favour of sustainable development Identifying more land for development Public sector land auctions Possible liberalisation of the Use Classes Order All applications and appeals to be dealt within 12 months <p>The 'encourage investments' ambition includes:</p> <ul style="list-style-type: none"> Proposals for Enterprise Zones (less planning controls) Construction: Potentially not introducing zero carbon homes from 2016 Planning rules to support superfast broadband rollout <p>The 'educated/flexible' workforce ambition includes:</p> <ul style="list-style-type: none"> Promote labour mobility by boosting the supply housing. 	<p>The plan should provide support for the growth of the District's economy:</p> <ul style="list-style-type: none"> The presumption requires positive policies that clearly define and promote sustainable development. Inclusion of the NPPF model policy (or similar) relating to the presumption. Identification of sufficient land and positive policies to help ensure that planned development is delivered. Consider potential local implications of changes to the Use Classes Order. Consider whether appropriate to continue to require higher environmental performance from buildings than current Building Regulations (current policy EQ1), particularly in light of the need to maintain viability. Ensure that the need for superfast broadband in all communities is recognised and the plan positively seeks to find solutions where negative impacts are identified, e.g. in relation to heritage and conservation concerns.

Table 2.24 The Plan for Growth

Laying the Foundations: A Housing Strategy for England

Laying the Foundations: A Housing Strategy for England (HM Government, 2011)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Sets out a package of reforms aimed at:</p> <ol style="list-style-type: none"> Increasing supply: more homes and stable growth Reforming Social and Affordable housing Creating a thriving private rented sector Bringing empty homes back into use more quickly Improve environmental standards and design quality 	<p>Each objective is accompanied by a range of actions, including the following:</p> <ol style="list-style-type: none"> 'Get Britain Building' scheme; Growing places fund; Free up public sector land; Community Right to Build; New Homes Bonus; Review housing, planning and construction regulations Social housing regulation, Transfer of local authority housing stock to Registered Providers; Reinvigorated Right to Buy; Tackling anti-social behaviour. Real Estate Investment Trust changes; Build to Rent pilots; Review of barriers to investment in private rented sector Extra Government funding; Council Tax changes for empty and second homes; Empty Dwelling Management Orders; Criminalising squatting Changes to Building Regulations Part L (conservation of fuel/power); Community-led design; Zero Carbon Homes; Green Deal 	<ol style="list-style-type: none"> Increasing supply: <ul style="list-style-type: none"> Positively seek to deliver full objectively assessed need for housing including affordable housing- maximising new homes bonus. Suitable strategic policies to enable successful Neighbourhood Planning including Community Right to Build Orders. Social housing: <ul style="list-style-type: none"> Consider implications for affordable housing supply of a reinvigorated 'Right to Buy' scheme. Empty homes:

Laying the Foundations: A Housing Strategy for England (HM Government, 2011)		
	<i>Fixing the foundations: creating a more prosperous nation (HM Treasury, 2015)</i> withdraws the requirement for Zero Carbon Homes.	<ul style="list-style-type: none"> Investigate the contribution that bringing empty homes back into use could make to the supply of homes. <p>4. Environmental standards and design:</p> <ul style="list-style-type: none"> Consider including policies requiring higher design standards whilst recognising the need to reduce carbon emissions.

Table 2.25 Laying the Foundations: A Housing Strategy for England

The Carbon Plan: Delivering our Low Carbon Future

The Carbon Plan: Delivering our Low Carbon Future (DECC, 2011)		
Context/background (where necessary): The Climate Change Act 2008 sets a binding target to reduce the UK's greenhouse gas emissions by at least 80% by 2050. The Act has a system of carbon budgets that set out required reductions for successive five year periods. This document supersedes the Low Carbon Transition Plan (2009) and sets out an updated strategy for meeting the first four carbon budgets (to 2027).		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Part 1 sets out the overall approach to address climate change and energy security. It sets out principles to underpin the transition and presents a vision for 2050 in key sectors. Part 2 outlines the strategy for achieving the carbon budgets- sets out sectoral plans for buildings, transport, industry, electricity generation, agriculture forestry and land management, waste and resource efficiency. Part 3 presents different ways of meeting the 4th carbon budget (2023-2047) 	<p>The following carbon budgets have been set out:</p> <ol style="list-style-type: none"> 2008-2012: 23% reduction below 1990 levels 2013-2017: 29% reduction below 1990 levels 2018-2022: 35% reduction below 1990 levels 2023-2027: 50% reduction below 1990 levels 	<p>A policy framework that supports the transition to a low carbon future whilst mitigating negative impacts. For example:</p> <ul style="list-style-type: none"> More efficient buildings, low carbon heating Low carbon transport inc. walking, cycling, public transport, ultra-low emission vehicles Renewable energy generation

Table 2.26 The Carbon Plan: Delivering our Low Carbon Future

The UK Post 2010 Biodiversity Framework

The UK Post 2010 Biodiversity Framework (Joint Nature Conservation Committee (JNCC), 2012)		
Context/background (where necessary): Covers 2011-2020 and forms the joint response of the UK Governments to the strategic plan of the United Nations Convention on Biological Diversity (CBD) held in Nagoya, Japan in 2010. Produced by the JNCC on behalf of DEFRA and equivalent bodies in Scotland, Wales, and Northern Ireland.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The framework re-states the 5 strategic goals agreed internationally at the CBD in 2010:</p> <ul style="list-style-type: none"> Goal A: Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society 	<p>Also identifies a number of key activities (with a UK wide dimension) for each goal. These include:</p> <p>Goal A e.g.:</p>	<p>Seek opportunities for local planning strategies and policies to help achieve the strategic goals and target areas. For example:</p> <ul style="list-style-type: none"> Policies to maximise GI coverage and the range and quality of the ecosystems services that the GI provides

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The UK Post 2010 Biodiversity Framework (Joint Nature Conservation Committee (JNCC), 2012)		
<ul style="list-style-type: none"> Goal B: Reduce the direct pressures on biodiversity and promote sustainable use Goal C: To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity Goal D: Enhance the benefits to all from biodiversity and ecosystems Goal E: Enhance implementation through participatory planning, knowledge management and capacity building <p>The Framework identifies the extent of support in the EU Biodiversity Strategy (2011) for each of the goals:</p> <ul style="list-style-type: none"> Goal A: strongly supported by EU Biodiversity Strategy Goal B: habitat loss, invasive species and fisheries strongly supported by EU Biodiversity Strategy Goal C: large role for EU Biodiversity Strategy and Natura 2000 Goal D: strongly supported by EU Biodiversity Strategy Goal E: less relevant to the EU Biodiversity Strategy 	<ul style="list-style-type: none"> Identify, measure and integrate biodiversity values in accounting systems <p>Goal B e.g.:</p> <ul style="list-style-type: none"> Improve targeting of EU direct payments for agriculture and forestry Better understanding of the impacts of pollution Addressing invasive alien species Evidence base to assess vulnerability to climate change <p>Goal C e.g.:</p> <ul style="list-style-type: none"> Consider review of UK policies to maintain diversity Better identification of threatened species Maintain SSSI and ASSI guidelines and practice for reviewing species and habitat condition <p>Goal D e.g.:</p> <ul style="list-style-type: none"> Further development of the 'ecosystem approach' Share best practice of innovative approaches to planning and resources to help shape EU policy on climate change adaptation and Green Infrastructure <p>Goal E</p> <ul style="list-style-type: none"> Activities mainly relate to actions on the international stage 	<ul style="list-style-type: none"> Policies to support agricultural and forestry practices, which are more sustainable. Policies to protect international, national and locally designated nature sites and assets.

Table 2.27 The UK Post 2010 Biodiversity Framework

Biodiversity 2020: A strategy for England's Wildlife and Ecosystem Services

Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2011)		
Context/background (where necessary): Sets out how EU and other international commitments will be implemented in England. Continues to be the focus for delivering biodiversity commitments in England post publication of the UK Post 2010 Biodiversity Framework		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> To halt overall biodiversity loss. Support healthy well-functioning ecosystems. Establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. 	N/A	Ensure that development does not have a detrimental impact on biodiversity, and instead looks to protect and expand well-functioning ecosystems and deliver improved biodiversity.

Table 2.28 Biodiversity 2020: A strategy for England's Wildlife and Ecosystem Services

The Conservation of Habitats and Species Regulations

The Conservation of Habitats and Species Regulations (2010) and amendments (2012)		
Context/background (where necessary): The 2010 regulations replace The Conservation Regulations 1994 and consolidate their various amendments, in respect of England and Wales. They more clearly transpose the EU Habitats Directive into national law and incorporate the requirements of the EU Wild Birds Directive.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> The regulations aim to help protect biodiversity through the conservation of natural habitats and of wild fauna and flora. 	N/A	<ul style="list-style-type: none"> Any strategy, policy, or site that will impact a designated or protected sites needs to be undergo a Habitats Regulations Assessment Strategies, policies or sites that are likely to have a significant impact on a Special Area of Conservation or Special Protection Area should undergo an 'Appropriate Assessment' of its implications

Table 2.29 The Conservation of Habitats and Species Regulations

The Air Quality Standards Regulations

The Air Quality Standards Regulations (2010)		
Context/background (where necessary): Replaces the 2007 regulations and implements the 2008 EU Ambient Air Quality Directive (2008/50/EC), as well as previous extant Directives, such as 2004/107/EC.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> The 2008 Directive sets legally binding limits and alert thresholds for the concentration of major air pollutants that impact public health and the environment, such as fine particulate matter (PM₁₀ and PM_{2.5}) and nitrogen dioxide (NO₂) in outdoor air. The 2004 directive sets maximum levels for certain toxic heavy metals and polycyclic aromatic hydrocarbon concentrations in outdoor air. 	<ul style="list-style-type: none"> Limit values and alert thresholds for a number of air pollutants, including nitrogen dioxide. Reduce exposure to PM_{2.5} to below 20µg/m³ in urban areas by 2015. In all areas to respect the PM_{2.5} limit value of 25µg/m³. Requires monitoring/reporting of air quality and the production of Action Plans where limits are exceeded. 	<ul style="list-style-type: none"> Consider the potential impacts of growth strategies and policies on air quality. Seek to deliver improvements, especially in the district's Air Quality Management Areas (AQMAs) at Bond End in Knaresborough and High Skellgate in Ripon. Ensure strategies and policies: <ul style="list-style-type: none"> Do not reduce air quality generally. Do not have negative impacts on the district's AQMAs

Table 2.30 The Air Quality Standards Regulations

Safeguarding our soils: A strategy for England

Safeguarding our soils: A strategy for England (DEFRA, 2009)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

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Safeguarding our soils: A strategy for England (DEFRA, 2009)		
<ul style="list-style-type: none"> The strategy highlights the importance of soils as a resource, and provides a framework for policy making to ensure the sustainable management of soils. By 2030: <ul style="list-style-type: none"> The quality of soils will be improved. The ability of soils to provide essential services for future generations will be safeguarded. 	<ul style="list-style-type: none"> Agricultural soils will be better managed and threats to them will be addressed Soils will play a greater role in the fight against climate change and in helping us to manage its impacts Soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained Pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with 	<ul style="list-style-type: none"> The plan needs to take account of soil quality when considering suitable development locations, including where development could remediate damaged and/or contaminated soils. Consider whether planning policies could be an appropriate tool to deliver better management of soils through all stages of construction.

Table 2.31 Safeguarding our soils: A strategy for England

Agricultural Land Classification - Protecting the best and most versatile agricultural land

Technical Information Note 049: Agricultural Land Classification- protecting the best and most versatile agricultural land: 2nd edition (Natural England, 2012)		
Context/background (where necessary): The classification gives a high grading to land that allows more flexibility in the range of crops that can be grown and which require lower inputs.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The note sets out guidance on the protection of 'best and most versatile' agricultural land.</p> <ul style="list-style-type: none"> Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations. 	N/A	<ul style="list-style-type: none"> Ensure that strategy selection and site selection methodologies prioritise the use of previously developed land over green field land, where consistent with other sustainability considerations Where development of agricultural land is being considered, ensure methodologies prioritise poorer quality land over the 'best and most versatile', where consistent with other sustainability considerations.

Table 2.32 Agricultural Land Classification- Protecting the best and most versatile agricultural land

Planning Practice Guidance: Housing - Optional Technical Standards

Planning Practice Guidance (PPG): Housing- Optional Technical Standards (Ref ID: 56-001-20150327 to 56-004-20150327) (DCLG, 2015)		
Context/background (where necessary): Government defined technical standards for new housing that can be used by local planning authorities in place of a variety of standards (such as Code for Sustainable Homes, Lifetime Homes and Secured by Design) previously in use.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

Planning Practice Guidance (PPG): Housing- Optional Technical Standards (Ref ID: 56-001-20150327 to 56-004-20150327) (DCLG, 2015)		
<p>Minimum technical standards for new buildings are set out in Building Regulations and are monitored/enforced through the building regulations consent regime.</p> <p>Local planning authorities (LPAs) are able to require more stringent requirements in respect of access and water through policy in a Local Plan- these would still be monitored/enforced through the building regulations consent regime.</p> <p>LPAs are also able to apply a new 'nationally described space standard' through policy in a Local Plan- to be achieved through a planning condition.</p>	<p>In order to apply one or both of the optional standards, LPAs would need to have evidence demonstrating the need for additional standards in their area, as well as evidence to show that the viability of development would not be compromised.</p>	<p>Consider whether to include policies to require new housing to meet the optional Building Regulation requirements (access, water use), and/or the nationally described space standard.</p>

Table 2.33 Planning Practice Guidance: Housing- Optional Technical Standards

Technical housing standards - nationally described space standard

Technical housing standards- nationally described space standard (DCLG, 2015)		
Context/background (where necessary): A government defined space standard that can be used by local planning authorities. Part of a suite of optional technical standards		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The standard addresses internal space requirements for new dwellings (of all tenures).</p> <p>Sets out requirements for the</p> <ul style="list-style-type: none"> Gross Internal (floor) Area of new dwellings at a defined level of occupancy. Floor areas and dimensions for key parts of the home (bedrooms, storage, floor to ceiling heights). 	N/A	<p>Consider whether to include a policy to require new housing to meet the nationally described space standard.</p>

Table 2.34 Technical housing standards- nationally described space standard

The Government's Water Strategy for England

Future Water: The Government's Water Strategy for England (DEFRA, 2008)		
Context/background (where necessary): Sets out the Government's plans for water and water supply looking ahead to 2030 by identifying long term objectives		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Seeks the sustainable delivery of secure water supplies and an improved and protected water environment. Set out to improve rivers, canals, lakes and seas for people and wildlife, with benefits for angling, boating and other recreational activities, and where we continue to provide excellent quality drinking water. 	N/A	<p>Local plan strategies and policies should:</p> <ul style="list-style-type: none"> Contribute to achieving water efficiency and address the management of surface water in connection with new development, including through the use of Sustainable Drainage Systems (SuDS).

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Future Water: The Government's Water Strategy for England (DEFRA, 2008)		
<ul style="list-style-type: none"> Valuing and protecting water as a resource. Develop resilience to climate change, and coping with the predicted increase in population. Reducing Greenhouse emissions from the water industry. 		<ul style="list-style-type: none"> Consider how development can be harnessed to contribute to responding to climate change, including sustainable flood risk management. Consider the impact of development on water bodies, and opportunities for increasing amenity and biodiversity value.

Table 2.35 The Government's Water Strategy for England

National Planning Policy Framework

National Planning Policy Framework (NPPF) (DCLG, 2012)		
Context/background (where necessary): The NPPF identifies the government's requirements for the planning system and sets out national planning policies for England. It replaces the vast majority of Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>At the heart of the NPPF is a presumption in favour of sustainable development.</p> <p>Planning for prosperity:</p> <ul style="list-style-type: none"> Support economic development: clear economic vision, protecting employment land Promote the vitality and viability of town centres Support sustainable growth of rural businesses Reliable transport infrastructure and maximise the use of sustainable transport modes Support electronic communications e.g. high speed broadband <p>Planning for people:</p> <ul style="list-style-type: none"> Increase the supply of housing inc. affordable housing Reflect local needs in new housing developments Encourage good design inc. buildings that can meet changing needs Inclusive communities and empowered to fully engage in planning Promote health and wellbeing Local Green Space <p>Planning for places</p> <ul style="list-style-type: none"> Support cuts in greenhouse gas emissions, delivery of renewable energy Minimise vulnerability to climate change and flooding Protect valued landscapes Conserve and enhance heritage assets Prevent unacceptable risks from pollution and land instability 	N/A	Strategies and policies in the Local Plan need to accord with the requirements of the NPPF.

Table 2.36 National Planning Policy Framework

National Planning Policy for Waste

National Planning Policy for Waste (DCLG, 2014)		
Context/background (where necessary): Sets out national planning policy for waste in England, and replaces PPS10 (2011). It incorporates the requirements of the revised Waste Framework Directive (2008/98/EC) and should be read alongside the Waste Management Plan for England.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>This new document follows the streamlining principles used in the preparation of NPPF; however, it maintains the principle of the 'plan-led' approach and continues the focus of moving waste up the waste hierarchy.</p> <p>Policy changes include:</p> <ul style="list-style-type: none"> ● Full reflection of the 2008 EU Waste Framework Directive. ● Changes related to the Localism Act 2011 and the abolition of regional planning. ● Additional encouragement for the recovery of greater levels of energy from waste, particularly making more use of the excess heat created, as well as generating electricity. 	<p>Advice is mainly directed to Waste Planning Authorities however Local Planning Authorities, to the extent appropriate to their responsibilities should:</p> <ul style="list-style-type: none"> ● Seek to drive waste management up the waste hierarchy, addressing waste as a resource, with disposal as the last option. ● Provide a framework in which communities take more responsibility for their waste. ● Ensure design and layout of new development supports sustainable waste management. 	<ul style="list-style-type: none"> ● Seek to drive waste management up the waste hierarchy, addressing waste as a resource, with disposal as the last option. ● Provide a framework in which communities take more responsibility for their waste. ● Ensure design and layout of new development supports sustainable waste management. ● Consider means to encourage the recovery of greater levels of energy from waste. ● Identify on the policies map any waste allocations adopted in Local Plans adopted by the WPA (NYCC).

Table 2.37 National Planning Policy for Waste

Waste Management Plan for England

Waste Management Plan for England (DEFRA, 2013)		
Context/background (where necessary): Fulfils the mandatory requirements of article 28 of the revised Waste Framework Directive (2008/98/EC)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Provides an analysis of the current waste management situation in England for a range of waste streams, and sets out work required to achieve a zero waste economy.</p> <p>The plan does not introduce new policies; rather it brings together current waste management policies in one national plan. These include:</p> <ul style="list-style-type: none"> ● Measures relating to packaging and packaging waste. ● Measures to promote high quality recycling. ● Measures to encourage the separate collection of bio-waste to enable greater levels of composting and digestion. ● Measures to encourage the re-use of products and preparing for re-use activities. 	<p>To ensure that by 2020:</p> <ol style="list-style-type: none"> 1. At least 50% of waste from households is prepared for re-use or recycled. 2. At least 70% of construction and demolition waste is subjected to material recovery. 	<ul style="list-style-type: none"> ● To enable opportunities to manage waste higher up the waste hierarchy. ● To consider the requirements for increased recycling in terms of accommodating any physical requirements in new development. ● To promote more sustainable construction methods to enable material recovery targets to be met.

Table 2.38 Waste Management Plan for England

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Planning Policy for Gypsy and Traveller Sites

Planning Policy for Traveller Sites (DCLG, 2015)		
Context/background (where necessary): updated the previous planning policy for traveller sites published in 2012, and should be read alongside the National Planning Policy Framework (NPPF)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
Sets out the required approach to planning for the needs of Gypsy and Travellers. Specifically the definition of a Traveller has been changed to only include those with a nomadic way of life.	N/A	Local planning for Gypsy and Travellers' needs has to accord with this updated policy.

Table 2.39 Planning Policy for Traveller Sites

National Adaption Programme: Making the country resilient to a changing climate

National Adaption Programme: Making the country resilient to a changing climate (defra, 2013)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The programme has four main areas:</p> <ol style="list-style-type: none"> Increasing awareness Increasing resilience to current extremes Taking timely action for long-lead time measures Addressing major evidence gaps <p>Chapters focus on actions/objectives (obj) to prepare the following sectors:</p> <ul style="list-style-type: none"> Built environment (inc. Spatial planning): Obj 1-6 Infrastructure: Obj 7-10 Communities: Obj 11-14 Agriculture and forestry Obj 15-18 Natural environment Obj 19-22 Business Obj 23-27 Local government Obj 28-31 	<p>The objectives most relevant to the Local Plan are:</p> <ul style="list-style-type: none"> Obj 1: Put in place long-term plans to manage flood risk and make sure other plans take account Obj 2: Provide a clear local planning framework to enable all participants in the planning system to deliver sustainable new development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change. Obj 5: Increase resilience of homes by helping people to understand risks and take own action Obj 7: Ensure infrastructure is located to be resilient Obj 19: Build the resilience of wildlife, habitats, ecosystems to climate change 	<ul style="list-style-type: none"> Take account of flood management strategies during development of local plan. Ensure the NPPF is implemented and the statutory duty to include policies that help to adapt to climate change is met. Supporting retrofitting, green-build and the design and management of green spaces. Planning for the long term by reflecting climate risks and sustainable development in Local Plans. Building resilience into decisions on buildings, infrastructure, businesses, parks and other public spaces.

Table 2.40 National Adaption Programme: Making the country resilient to a changing climate

Regional, Sub Regional And County Level Context

Leeds City Region Enterprise Partnership Strategic Economic Plan

Leeds City Region Enterprise Partnership (LEP) Strategic Economic Plan (SEP) (LCR Enterprise Partnership, 2014)		
Context/background: Refines and updates strategic priorities of the former 'Realising The Potential' plan and forms a basis to deliver the Local Growth Deal (2014)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The plan identifies four priorities (essentially the same as the 'Realising the Potential' plan):</p> <ol style="list-style-type: none"> 1. Supporting growing businesses 2. Developing a flexible and skilled workforce 3. Building a resource smart city-region 4. Delivering the infrastructure for growth 	<p>The following key action areas are relevant to Local Plans:</p> <ul style="list-style-type: none"> ● Improve energy efficiency ● Improve transport connectivity (inc. West Yorkshire Plus Transport Fund, Accelerated Growth programmes) ● Accelerate housing growth ● Help to bring forward development sites that investors will not finance ● Improve digital infrastructure ● Improve Green Infrastructure 	<p>Local Plan should contribute to achieving the SEP objectives, including:</p> <ul style="list-style-type: none"> ● Consider policy to improve energy efficiency ● Ensure sufficient land is allocated for housing ● Policies to support digital connectivity ● Policy to protect, enhance and expand Green Infrastructure provision

Table 2.41 Leeds City Region Enterprise Partnership Strategic Economic Plan

York, North Yorkshire, and the East Riding Enterprise Partnership Strategic Economic Plan

York, North Yorkshire, and the East Riding Enterprise Partnership Strategic Economic Plan (SEP) (York, North Yorkshire, and the East Riding Enterprise Partnership, 2014)		
Context/background (where necessary): Forms a basis to deliver the Local Growth Deal (2014)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Identifies specific objectives in 5 priority areas:</p> <ol style="list-style-type: none"> 1. Profitable and ambitious small and micro businesses: <ul style="list-style-type: none"> ● Innovative, growing small businesses ● More entrepreneurs who start and grow business ● Ambitious business leaders 2. Global leader in food manufacturing, agri-tech and bio-renewables: 	<p>Identifies core activities to achieve the objectives. Those relevant to planning are:</p> <ol style="list-style-type: none"> 1. Profitable and ambitious... <ul style="list-style-type: none"> ● Deliver business friendly planning, regulation and procurement. 2. Global leader... <ul style="list-style-type: none"> ● Capitalise on bio-renewable and low carbon assets. ● Support investment in energy and resource efficiency. 	<ul style="list-style-type: none"> ● The Local Plan should only contain policies that are necessary, they should be easily understood and lead to predictable outcomes. ● Policy to support appropriate bio-renewable and low carbon energy schemes. ● Policy to promote resource efficiency including retro-fitting energy efficiency measures. ● Effective and meaningful engagement during plan preparation, and policies to support and enable effective Neighbourhood Planning ● Effective cross boundary planning with LCR and YNY&ER authorities ● Consider how the Local Plan can help to deliver the SEP objectives in ways that secure funding for infrastructure to unlock locally strategic

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York, North Yorkshire, and the East Riding Enterprise Partnership Strategic Economic Plan (SEP) (York, North Yorkshire, and the East Riding Enterprise Partnership, 2014)		
<ul style="list-style-type: none"> World class innovation in agri-tech and bio-renewables Agriculture and food business connected to new opportunities Low carbon businesses <p>3. Inspired people:</p> <ul style="list-style-type: none"> A productive workforce for growing businesses Inspired people making the right job choices Empowered communities delivering support and inclusion <p>4. Successful and distinctive places:</p> <ul style="list-style-type: none"> Unlock major growth opportunities New development in response to shock and closures Environmental quality and community needs <p>5. A well connected economy:</p> <ul style="list-style-type: none"> Fast reliable journeys between key centres Transport that underpins growth Access to UK and international markets 	<p>3. Inspired people...</p> <ul style="list-style-type: none"> Develop strong communities and active inclusion. <p>4. Successful and distinctive places</p> <ul style="list-style-type: none"> Strengthen economic links with neighbouring cities. <p>5. Well connected economy...</p> <ul style="list-style-type: none"> Improve east/west connections. Ease congestion in York and Harrogate. Enhance reliability of current transport networks. Enhance telecommunications and broadband. 	<p>areas for development, reduce congestion in Harrogate, and enhance transport reliability</p> <ul style="list-style-type: none"> Consider how the Local Plan can help to deliver the SEP objectives in ways that secure funding for improved digital connectivity.

Table 2.42 York, North Yorkshire, and the East Riding Enterprise Partnership Strategic Economic Plan

North Yorkshire Local Transport Plan

North Yorkshire Local Transport Plan 2016-2045 (North Yorkshire County Council, 2016)		
Context/background (where necessary): Covers a 30 year period and considers the short term (0-5yrs), medium term (6-15yrs), and long term (16-30yrs)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Contribute to economic growth by delivering reliable and efficient transport networks. Improving road and transport safety. Improve equality of opportunity by facilitating access to services. Manage the adverse impact of transport on the environment. Promote healthier travel opportunities. 	N/A	The Local Plan development strategy and policies need to support these Local Transport Plan objectives.

Table 2.43 North Yorkshire Local Transport Plan

People, Paths and Places: The Rights of Way Improvement Plan for North Yorkshire

People, Paths and Places: The Rights of Way Improvement Plan for North Yorkshire 2007-2011 (North Yorkshire County Council, 2007)
Context/background (where necessary): The Countryside & Rights of Way Act (2000) introduced a statutory duty to produce a Rights of Way Improvement Plan and review its content at least every 10 years. The 2007-2011 plan is currently being refreshed but the strategic approach is likely to be unchanged.

People, Paths and Places: The Rights of Way Improvement Plan for North Yorkshire 2007-2011 (North Yorkshire County Council, 2007)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The plan aims to:</p> <ul style="list-style-type: none"> Meet the present and likely future needs of the public. Provide for exercise and other forms of open air recreation and enjoyment. Meet the accessibility needs of people with mobility problems. Contribute to the shared transport priorities of: reducing congestion, improving air quality, enhancing accessibility, and improving safety. 	N/A	The improvement plan's strategic aims should be reflected in the Local Plan objectives and policies.

Table 2.44 People, Paths and Places: The Rights of Way Improvement Plan for North Yorkshire

North Yorkshire Minerals Local Plan

North Yorkshire Minerals Local Plan (North Yorkshire County Council, 1997)		
Context/background (where necessary): Work on a new Joint Minerals and Waste Local Plan to replace this document has begun. Consultation on Issues and Options took place over 11 weeks up to 11 April 2014. A Publication version is time tabled for June 2016.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The overall aims of the plan are:</p> <ul style="list-style-type: none"> To ensure an adequate and steady supply of minerals To encourage greater use of alternatives to primary resources To limit the adverse effects of mineral extraction on the environment and local amenity To encourage, through the reclamation of mineral workings, the longer term enhancement of the environment and local amenity To encourage utilisation of the most environmentally acceptable standards of mineral operation and processing To prevent the unnecessary sterilisation of mineral resources and to minimise potential conflict with non-mineral development To sustain the contribution of mineral related employment to the rural economy. <p>A number of more specific objectives are outlined as delivery mechanisms for each aim.</p>	N/A	<ul style="list-style-type: none"> Need awareness of Mineral Safeguarding Areas (for possible future mineral working) within the district Restrict non-mineral development which would: hinder the implementation of existing permissions (or future mineral development in areas of search), or would be adversely affected by mineral operations Support and encourage the use of secondary and recycled materials

Table 2.45 North Yorkshire Minerals Local Plan

North Yorkshire Waste Local Plan

North Yorkshire Waste Local Plan (North Yorkshire County Council, 2006)		
Context/background (where necessary): Work on a new Joint Minerals and Waste Local Plan to replace this document has begun. Consultation on Issues and Options took place over 11 weeks up to 11 th April 14. A Publication version is timetabled for June 2016.		

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North Yorkshire Waste Local Plan (North Yorkshire County Council, 2006)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The overall aims of the plan are:</p> <ul style="list-style-type: none"> To protect the environment and local amenity from potential harm from waste related development. To seek a reduction in the amount of waste requiring treatment and disposal. To secure an adequate and integrated network of facilities for dealing with local waste. To encourage a move away from waste disposal to alternative methods of re-use and recovery. To encourage the use of environmentally acceptable standards of waste treatment and disposal. <p>A number of more specific objectives are outlined as delivery mechanisms for each aim.</p>	Not applicable, however, national targets are set in more recent national policies.	<ul style="list-style-type: none"> To enable opportunities to manage waste higher up the waste hierarchy. Identify on the policies map any waste allocations adopted in Local Plans adopted by the WPA (NYCC).

Table 2.46 North Yorkshire Waste Local Plan

Yorkshire and the Humber Green Infrastructure Mapping Project

Yorkshire and the Humber Green Infrastructure (GI) Mapping Project (Natural England)		
Context/background (where necessary): The project was carried out to help local authorities protect and enhance strategic GI assets within Local Plans		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
To help develop a consistent approach to planning for regionally significant GI and/or GI that crosses local authority boundaries.	The project identifies an approach to mapping GI that may be appropriate to use within the district.	<ul style="list-style-type: none"> Recognise the regional GI functional elements and individual assets (both inside and outside Harrogate district) that Harrogate district Local Plan policies have the potential to impact. Identify ways to mitigate negative impacts and maximise protection and enhancement. Where possible adopt similar methodologies for mapping local GI assets/functional elements to help ensure a consistent approach.

Table 2.47 Yorkshire and the Humber Green Infrastructure Mapping Project

Leeds City Region Green Infrastructure Strategy

Leeds City Region Green Infrastructure (GI) Strategy (Leeds City Region Partnership, 2010)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

Leeds City Region Green Infrastructure (GI) Strategy (Leeds City Region Partnership, 2010)		
<p>Identifies four strategic objectives for GI planning in the City Region:</p> <ol style="list-style-type: none"> Promote sustainable growth and economic development <ul style="list-style-type: none"> Increasing attractiveness of new/existing housing & employment land to encourage investment. Improving the quality of local environments. Enhancing the appearance of public transport hubs and services to promote wider use. Realising opportunities for new businesses, skills and jobs. Adapt to and mitigate climate change: <ul style="list-style-type: none"> Increasing resilience to flooding and higher urban temperatures. Reducing the City Region's carbon footprint Encourage health and wellbeing: <ul style="list-style-type: none"> Increasing quality/accessibility of natural green space Increasing use of GI assets by local people. Improving quality of urban and rural environment. Enhancing rights of way and cycling networks to encourage modal shift. Improve biodiversity: <ul style="list-style-type: none"> Increasing the area and quality of land with high biodiversity value. Improving habitat connectivity- addressing fragmentation and isolation of vulnerable species. 	<p>Outlines four types of strategic initiative for maximising the impact of GI in the City Region:</p> <ol style="list-style-type: none"> Investment programmes- creating new investment opportunities for GI based on common types of local intervention: <ul style="list-style-type: none"> Green adaptation; Greening economic potential; Carbon capture; Wood-fuel; Rivers for life. Strategic projects- promoting exemplar projects with a city region impact: <ul style="list-style-type: none"> Fresh Aire; Central Ure Landscape Project (see below); Live more learn moor. GI growth areas- securing GI investment through the City Region Housing Investment Plan: <ul style="list-style-type: none"> New growth points; Urban eco-settlements; Rural economic renaissance areas. Supporting projects- exploiting the success of GI spending by capturing economic benefits: <ul style="list-style-type: none"> Green hub; Eco-skills audit; Water cycle study. <p>The Central Ure Landscape Project (CUre) lies within Harrogate district. The project aims to direct GI investment in order to create a major new regional GI asset utilising mineral extraction sites to create linked recreational and wildlife sites along an enhanced river valley landscape.</p>	<p>The Local plan should seek to protect, enhance and (where appropriate) connect the fullest range of GI assets, functional elements and typologies in ways appropriate to their nature, across a range of scales (from street level to regional) in order to:</p> <ol style="list-style-type: none"> Secure and maximise their wide ranging ecosystems services, with particular regard to critical functions, e.g.: <ul style="list-style-type: none"> Climate change mitigation and adaptation; Biodiversity and habitat improvements etc. Realise maximum wider social and economic benefits, e.g.: <ul style="list-style-type: none"> Attractive built environments; environments for investment; rights of way/modal shift; health and wellbeing etc. <p>Consider policy to support increased multifunctional use of GI assets, including increased public access, where this does not conflict with ecosystems services.</p> <p>Ensure that the Local Plan supports delivery of the CUre project.</p>

Table 2.48 Leeds City Region Green Infrastructure Strategy

North Yorkshire and York Local Nature Partnership Strategy

North Yorkshire and York Local Nature Partnership (LNP) Strategy (North Yorkshire and York LNP, 2014)		
Context/background (where necessary): Covers York and the county of North Yorkshire, excluding the Yorkshire Dales National Park and Nidderdale Area of Outstanding Natural Beauty (AONB). Most of Harrogate district is covered by this partnership; Nidderdale AONB is covered by the Northern Upland Chain LNP.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Vision: To see the natural environment of North Yorkshire and York conserved, enhanced and connected for the benefit of wildlife, people and the economy.</p> <p>Identifies a series of objectives under four themes:</p>	<p>Each objective is linked to one (or more) targets:</p> <ol style="list-style-type: none"> Habitats and species: 	<ul style="list-style-type: none"> Ensure that strategies and policies support and enhance the widest range of GI typologies and functional elements to secure the widest range of social benefits (including health), economic benefits (including attracting inward investment), and environmental benefits (including ecosystems services), e.g. improve connectedness and multifunctionality.

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North Yorkshire and York Local Nature Partnership (LNP) Strategy (North Yorkshire and York LNP, 2014)		
<p>1. Habitats and species:</p> <p>a. Conserve, enhance, and create natural sites (e.g. wetland, woodland, grassland etc.)</p> <p>b. Strengthen natural corridors for species movement (e.g. river corridors, hedgerows, field margins etc.)</p> <p>2. Economy:</p> <p>a. Enhance connections between nature and the local economy (e.g. wildlife friendly farming, local produce, tourism etc.)</p> <p>b. Improve the quality and use of the area's Green Infrastructure (GI) to attract inward investment</p> <p>3. People and communities:</p> <p>a. Increase access to nature to improve health (e.g. footpaths/multi-user trails, accessible/natural greenspace areas)</p> <p>b. Increase engagement with local communities on nature projects</p> <p>4. Climate change:</p> <p>a. Strengthen climate change mitigation through natural solutions (e.g. carbon storage through habitats, increased walking and cycling)</p> <p>b. Strengthen climate change adaption through natural solutions (e.g. floodwater management, temperature regulation, habitat corridors)</p>	<ul style="list-style-type: none"> ● Support delivery of priority habitat restoration/ creation (potential target of 5700ha). ● 75% coverage of GI corridors in priority areas in positive management for biodiversity. <p>2. Economy:</p> <ul style="list-style-type: none"> ● Support increased uptake of stewardship options that benefit insects such as pollinators and pest predators (potential target of 3000ha). <p>3. People and communities:</p> <ul style="list-style-type: none"> ● Increase (%) in visitors visiting the area for nature interest ● Increase (£) in tourism economy generated from nature tourism ● Increase the number of developments that enhance local GI or incorporate GI into them. ● Increase volunteering for nature conservation. Increase footfall on 7 promoted routes. ● 1,500 new people actively involved in conservation activities <p>4. Climate change:</p> <ul style="list-style-type: none"> ● Support restoration of degraded peat lands to reduce carbon emissions and store water (potential target 650ha). Support tree planting to store carbon, reduce flood risk. ● Support delivery of flood alleviation schemes incorporating high biodiversity wetlands (potential target 1,300ha). 	<ul style="list-style-type: none"> ● Identify where development can be used to enhance existing GI assets. ● Ensure developments incorporate GI initiative, appropriate to their scale and location. ● Identify where opportunities exist to use development to support sustainable flood risk management. ● Develop strategies and policies to increase low carbon transport, particularly walking and cycling. ● Ensure policies support local food production, wildlife friendly farming and sustainable tourism - in particular nature tourism.

Table 2.49 North Yorkshire and York Local Nature Partnership Strategy

Part 1: Humber River Basin District- River Basin Management Plan

Water for life and livelihoods. Part 1: Humber River Basin District- River Basin Management Plan (RBMP) (Environment Agency, 2015)		
Context/background (where necessary): RBMPs fulfil the requirements of the Water Framework Directive and provide a framework for protecting and enhancing the benefits provided by the water environment. This document updates an earlier plan from 2009.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The objectives of the management plan are the objectives of the Water Framework Directive (WFD):</p> <p>1. Prevent deterioration of the status of surface waters and groundwater</p>	<p>Actions identified in the plan include:</p> <ul style="list-style-type: none"> ● Promote water efficiency in new development. 	<p>Local Plan should:</p> <ul style="list-style-type: none"> ● Seek to ensure new developments are more water efficient

Water for life and livelihoods. Part 1: Humber River Basin District- River Basin Management Plan (RBMP) (Environment Agency, 2015)		
<p>2. Achieve objectives and standards for protected areas</p> <p>3. Aim to achieve good status for all water bodies or, for heavily modified water bodies, good ecological potential and good surface water chemical status</p> <p>4. Reverse upward trends in groundwater pollutant concentrations</p> <p>5. End discharges, emissions and losses of priority hazardous substances into surface waters</p> <p>6. Reduce the pollution of groundwater and prevent or limit the entry of pollutants</p>	<ul style="list-style-type: none"> Promote existing practice and guidance to the public, industry and trade to minimise the spread of invasive non-native species. Increase awareness of implications of Water Framework Directive and promote sustainable drainage systems in new and existing developments, reuse of grey and storm water and the value of green infrastructure in urban developments. Work with other organisations to identify opportunities for ecological enhancement. Contribute to maintenance of or restoration to favourable conservation status of Natura 2000 sites 	<ul style="list-style-type: none"> Seek to achieve greater use of sustainable drainage systems Where appropriate, identify where development can contribute to ecological enhancement

Table 2.50 Part 1: Humber River Basin District- River Basin Management Plan

The Ouse Catchment Flood Management Plan

The Ouse Catchment Flood Management Plan (Environment Agency, 2010)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Surface waters in Harrogate district form part of the River Ouse catchment. Catchment Flood Management Plans (CFMPs) provide an overview of flood risk (from rivers, ground water, surface water and tidal flooding) and outline the preferred plan for long term sustainable flood risk management. 	<p>The catchment is split into sub areas based on sources of flooding and level of risk. For each sub area an overall policy approach to flood risk (from a choice of 6) is identified.</p> <p>Policy approaches for sub areas in Harrogate district (see map p28):</p> <ul style="list-style-type: none"> Take action to store water/manage runoff in locations that provide flood risk reduction locally or elsewhere in catchment (policy 6) Take action to reduce flood risk (policy 5) Continue with existing actions to manage flood risk at current levels (policy 3) Take action to sustain the current scale of flood risk (policy 4) 	<p>The Local Plan needs to ensure that flood risk and opportunities to improve flood risk management, as set out in the CFMP, are considered throughout the planning process:</p> <ul style="list-style-type: none"> When considering strategic options for growth When assessing whether individual sites should be allocated When determining individual planning applications and the potential they have to contribute to sustainable flood risk management

Table 2.51 The Ouse Catchment Flood Management Plan

North West Yorkshire Level 1 Strategic Flood Risk Assessment Update

North West Yorkshire Level 1 Strategic Flood Risk Assessment Update (Harrogate Borough Council, 2010)		
Context/background (where necessary): Harrogate Borough Council together with Richmondshire District Council and Craven District Council produced the Strategic Flood Risk Assessment (SFRA) as an essential part of the pre-production/evidence gathering stage of their Local Development Frameworks (LDF) or Local Plans		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Report provides data, guidance and recommendations of flood risk issues at a local level. 	<ul style="list-style-type: none"> The report should be used to enable LPA to carry out the Sequential and Exception Test and to select and develop sustainable site allocations with regard to flood risk. 	<p>Report should be used to:</p> <ul style="list-style-type: none"> Screen development options. Produce appropriate flood risk indicators.

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North West Yorkshire Level 1 Strategic Flood Risk Assessment Update (Harrogate Borough Council, 2010)		
		<ul style="list-style-type: none"> ● Avoid strategic sites at high risk of flooding. ● Carry out sequential test on proposed development sites. ● Identify sites where a greater understanding of flood risk is required. ● Identify the likelihood of sites passing the exception test. ● Allocate appropriate development through the SA. ● Draft flood risk policies and guidance.

Table 2.52 North West Yorkshire Level 1 Strategic Flood Risk Assessment Update

Water Resources Management Plan Yorkshire Water

Water Resources Management Plan Yorkshire Water Services Ltd (2014)		
Context/background (where necessary): Water companies produce water resource management plans every five years, which allows new data and policies to be incorporated into 25 year forecasts. This Water Resources Management Plan covers the 25 year period from 2015/16 to 2039/40.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> ● To maintain a balance between supply and demand of water resources for the 25 year period from 2015/16 to 2039/40. 	Forecast deficit in the supply demand balance from 2018/19. Solutions to meet the forecast supply demand deficit includes: <ul style="list-style-type: none"> ● Leakage reduction. ● Use of an existing river abstraction licence. ● Three groundwater schemes. ● Customer water efficiency. 	<ul style="list-style-type: none"> ● Consult with Yorkshire Water on updated housing and employment forecasts. ● Development Management Policies could encourage water efficiency in new housing.

Table 2.53 Water Resources Management Plan Yorkshire Water Services Ltd Aug 2014

Wharfe and Lower Ouse Abstraction Licensing Strategy

Wharfe and Lower Ouse Abstraction Licensing Strategy (Environment Agency, 2013)		
Context/background (where necessary): A catchment abstraction management strategy setting out how water resources will be managed		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> ● Provides information about where water is available for further abstraction and an indication of how reliable a new abstraction licence may be. 	<ul style="list-style-type: none"> ● New licenses at assessment point three on River Washburn will be restricted to periods of high flow only. ● Additional license restrictions may apply in areas close to SACs, SPAs and SSSIs 	<ul style="list-style-type: none"> ● Avoid strategies and policies that encourage private water abstraction and consumption within areas where abstraction licensing is restricted.

Table 2.54 Wharfe and Lower Ouse Abstraction Licensing Strategy

Swale, Ure, Nidd and Upper Ouse (SUNO) Abstraction Licensing Strategy

Swale, Ure, Nidd and Upper Ouse (SUNO) Abstraction Licensing Strategy (Environment Agency, 2013)		
Context/background (where necessary): A catchment abstraction management strategy setting out how water resources will be managed		

Swale, Ure, Nidd and Upper Ouse (SUNO) Abstraction Licensing Strategy (Environment Agency, 2013)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Provides information about where water is available for further abstraction and an indication of how reliable a new abstraction licence may be. 	<ul style="list-style-type: none"> New licenses at assessment point eight on River Nidd (Birstwith) and points nine (outside district) and ten (Westwick) on river Ure will be restricted to periods of high flow only. Additional license restrictions may apply in areas close to SACs, SPAs and SSSIs 	<ul style="list-style-type: none"> To avoid strategies and policies that encourage private water abstraction and consumption within areas where abstraction licensing is restricted.

Table 2.55 Swale, Ure, Nidd and Upper Ouse (SUNO) Abstraction Licensing Strategy

National Character Area Profiles: Area 21 Yorkshire Dales

National Character Area Profiles: Area 21 Yorkshire Dales (Natural England, 2015)		
Context/background (where necessary): Intends to influence decision making to support conservation activities at a landscape scale. Area 21 includes the western parts of the Nidderdale Area of Outstanding Natural Beauty (AONB)		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Statements of Environmental Opportunity (SEOs) provide guidance to help achieve sustainable growth and a secure environmental future:</p> <ol style="list-style-type: none"> Protect the glacio-karst landscape, important geological sites and historic environment (dry-stone walls, field barns). Protect and enhance pastoral character. Protect, enhance and restore open moorland and blanket bogs. Manage high visitor numbers (Brimham Rocks, How Stean Gorge) while maintaining a living, working landscape, and protecting tranquillity. Protect, enhance and extend, as appropriate, existing native woodland in this largely unwooded landscape. 	N/A	<p>Within the limitations of a Local Plan, seek opportunities to advance the achievement of the SEOs, for example:</p> <ul style="list-style-type: none"> Potential to reference National Character Area Profiles within the text/justification of landscape policies Consider specific policies relating to the landscape of the Nidderdale AONB Consider relationship to Green Infrastructure policies Consider relationship to local distinctiveness policy including possible reference to dry-stone walls and field barns Consider policy relating to major rural visitor attractions

Table 2.56 National Character Area Profiles: Area 21 Yorkshire Dales

National Character Area Profiles: Area 22 Pennine Dales Fringe

National Character Area Profiles: Area 22 Pennine Dales Fringe (Natural England, 2015)		
Context/background (where necessary): Intends to influence decision making to support conservation activities at a landscape scale. Area 22 covers the eastern part of the Nidderdale Area of Outstanding Natural Beauty (AONB) and includes the town of Harrogate		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Statements of Environmental Opportunity (SEOs) provide guidance to help achieve sustainable growth and a secure environmental future:</p>	N/A	<p>Within the limitations of a Local Plan, seek opportunities to advance the achievement of the SEOs, for example:</p>

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National Character Area Profiles: Area 22 Pennine Dales Fringe (Natural England, 2015)

1. Protect and connect native broadleaved woodland, parkland and veteran trees.		<ul style="list-style-type: none"> ● Potential to reference National Character Area Profiles within the text/justification of landscape policies ● Consider specific policies relating to the landscape of the Nidderdale AONB ● Consider relationship to Green Infrastructure policies ● Consider relationship to local distinctiveness policy ● Consider policy that seeks to increase informal recreational opportunities
2. Encourage management of farmland to retain the pastoral and mixed agricultural character.		
3. Manage development pressure to preserve tranquillity, sense of place and history, to enhance recreation.		
4. Protect and enhance the area's many major rivers, riparian habitats and wetlands.		

Table 2.57 National Character Area Profiles: Area 22 Pennine Dales Fringe

National Character Area Profiles: Area 28 The Vale of York

National Character Area Profiles: Area 28 The Vale of York (Natural England, 2014)

Context/background (where necessary): Intends to influence decision making to support conservation activities at a landscape scale. Area 28 covers the far-eastern fringe of the Harrogate district

Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Statements of Environmental Opportunity (SEOs) provide guidance to help achieve sustainable growth and a secure environmental future:</p> <ol style="list-style-type: none"> 1. Identify opportunities within existing agricultural systems to enhance landscape character and create a functioning ecological network 2. Increase the landscape's ability to naturally manage flood and drought risk. 3. Increase the network of species-rich meadows, pastures, fields and hedgerows. 4. Protect the historic and cultural features of the Vale, in particular the traditional settlement patterns of remaining villages and the evidence of previous settlements. 	N/A	<p>Within the limitations of a Local Plan, seek opportunities to advance the achievement of the SEOs, for example:</p> <ul style="list-style-type: none"> ● Potential to reference National Character Area Profiles within the text/justification of landscape policies ● Consider relationship to Green Infrastructure policies ● Consider relationship to local distinctiveness policy including possible reference to species-rich meadows, pastures, fields and hedgerows ● Seeking to protect traditional settlement patterns, in particular conservation areas, whilst supporting sustainable development and recognising land availability

Table 2.58 National Character Area Profiles: Area 28 The Vale of York

National Character Area Profiles: Area 30 Southern Magnesian Limestone

National Character Area Profiles: Area 30 Southern Magnesian Limestone (Natural England, 2013)

Context/background (where necessary): Intends to influence decision making to support conservation activities at a landscape scale. Within the Harrogate district, area 30 covers a central strip that includes Knaresborough and Ripon

Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
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National Character Area Profiles: Area 30 Southern Magnesian Limestone (Natural England, 2013)		
<p>Statements of Environmental Opportunity (SEOs) provide guidance to help achieve sustainable growth and a secure environmental future:</p> <ol style="list-style-type: none"> 1. Protect the underlying geology and range of historic landscape features including scheduled monuments. Increase opportunities to improve access and enjoyment of historic features. 2. Protect, manage and increase the area of semi-natural habitats and create networks and links between habitats. 3. Protect overall rural landscape and maintain its tranquillity, manage the arable landscape to ensure the continued production of quality crops. 4. Promote successful incorporation of major land use changes: <ul style="list-style-type: none"> • directing to where they can enhance existing landscapes; • seeking optimum design to minimise visual impact on the wider landscape, incorporate green infrastructure and creating new access/ enhancing recreation where people experience wildlife. 	N/A	<p>Within the limitations of a Local Plan, seek opportunities to advance the achievement of the SEOs, for example:</p> <ul style="list-style-type: none"> • Potential to reference National Character Area Profiles within the text/justification of landscape policies • Consider relationship to Green Infrastructure policies • Consider relationship to local distinctiveness policy • Policy to conserve and enhance scheduled monuments including supporting increased access. • Promote minimisation of landscape impacts. • Support increased recreational opportunities where people can experience wildlife

Table 2.59 National Character Area Profiles: Area 30 Southern Magnesian Limestone

North Yorkshire and York Landscape Characterisation Project

North Yorkshire and York Landscape Characterisation Project (North Yorkshire County Council, 2011)		
Context/background (where necessary): Produced, in part, in response to the European Landscape Convention (2000). Harrogate Borough Council has also produced a more detailed Landscape Character Assessment of the district.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Provides a foundation for strategic and long term understanding of landscapes in North Yorkshire and York.</p> <p>Identifies nine landscape areas across the study area:</p> <ul style="list-style-type: none"> • Urban landscapes • Sandstone landscapes • Limestone Landscapes • Upland fringe and valley landscapes • Coastal landscapes • Chalk landscapes • Farmed lowland and valley landscapes • Gritstone landscapes • Siltstone and sandstone landscapes 	<ul style="list-style-type: none"> • The key characteristics, including geology, settlement patterns and land cover, are given for landscape type. • The project provides a consistent sub-regional landscape characterisation framework and evidence base. • Where available, more detailed landscape character assessments (produced by district authorities) should be used to inform local level decision making 	<ul style="list-style-type: none"> • The Local Plan needs to recognise the landscape areas present in the district and their different capacities to accommodate change. • Assessment of strategic options and individual site options need to identify impacts on landscape quality and avoid significant adverse impacts.

Table 2.60 North Yorkshire and York Landscape Characterisation Project

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North Yorkshire Community Plan

North Yorkshire Community Plan 2014-17 (Local Government North Yorkshire and York; Chief Executives Group North Yorkshire and York, 2014)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The plan outlines three priorities:</p> <ol style="list-style-type: none"> 1. Facilitate the development of key housing and employment sites by delivering the necessary infrastructure investments through partnership. 2. Support and enable communities to have a greater capacity to shape and deliver the services they need. 3. Reduce health inequalities across North Yorkshire. 	<p>For each priority a number of actions to aid delivery are identified:</p> <ol style="list-style-type: none"> 1. Infrastructure investments: <ul style="list-style-type: none"> ● Infrastructure Delivery Statements to be prepared for each district. ● Implementation of YNY&ER LEP Strategic Economic Plan and Skills Delivery Plan. 2. Community capacity: Support communities to: <ul style="list-style-type: none"> ● Support communities to deliver a range of local services. ● Become more resilient- implement the prevention and dementia strategies. 3. Reduce health inequalities: <ul style="list-style-type: none"> ● Partnership approach to control alcohol and tobacco. ● Support employers and others promote health and wellbeing. 	<ul style="list-style-type: none"> ● Establish the infrastructure requirements of major potential development sites and identify costs, funding mechanisms and delivery organisations as part of developing options. ● Support delivery of the YNY&ER LEP Strategic Economic Plan. ● Support communities wishing to make use of Neighbourhood Planning tools. ● Develop effective community engagement techniques to ensure community aspirations are identified and accommodated as much as possible in the development of the Local Plan.

Table 2.61 North Yorkshire Community Plan

North Yorkshire Joint Health and Wellbeing Strategy

North Yorkshire Joint Health and Wellbeing Strategy 2015-2020 (Health and Wellbeing Board North Yorkshire, 2015)		
Context/background (where necessary): Identifies health and wellbeing priorities in order to address needs identified in a joint strategic needs assessment. Replaces an earlier strategy for the period 2013-2018.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The strategy identifies five themes:</p> <ol style="list-style-type: none"> 1. Connected communities 2. Start well 3. Live well 4. Age well 5. Dying well <p>For each theme there are a small number of strategic outcomes and a larger number of more specific outcomes</p>	<p>The most relevant specific outcomes:</p> <p>Connected communities:</p> <ul style="list-style-type: none"> ● Improved access to technology for homes and businesses in rural areas; also for children/young people from disadvantaged communities. <p>Start well:</p> <ul style="list-style-type: none"> ● More children/young people exercising regularly <p>Live well:</p> <ul style="list-style-type: none"> ● Fewer people reporting social isolation 	<ul style="list-style-type: none"> ● Seek opportunities to improve broadband coverage - rural areas, areas of deprivation ● Protect, enhance and expand the full range of Green Infrastructure typologies and functional elements for their contribution to health and wellbeing. ● Protect, enhance and expand the provision of open space including children/young person provision ● A development strategy that supports existing sustainable communities or helps to make communities more sustainable. ● Develop policies that support community facilities and services that provide opportunities for interaction ● Protect existing, and allocate new, employment land in accessible locations or locations that can be made more accessible.

North Yorkshire Joint Health and Wellbeing Strategy 2015-2020 (Health and Wellbeing Board North Yorkshire, 2015)		
	<ul style="list-style-type: none"> Improved employment opportunities, including in rural areas and particularly for young people and those who face most barriers to work (mental health issues, people with disabilities) A higher proportion of young people doing apprenticeships Fewer people living in poor quality or inappropriate housing Greater range of options for exercise and fitness <p>Age well:</p> <ul style="list-style-type: none"> Fewer older people in nursing or residential homes for long-term care More extra care housing available 	<ul style="list-style-type: none"> Plan positively in response to assessed affordable housing need including appropriate mix and tenure Consider policy to support expansion of further education Consider policy to support provision of extra care housing

Table 2.62 North Yorkshire Joint Health and Wellbeing Strategy

Police and Crime Plan

Police and Crime Plan 2013-2016 (Police and Crime Commissioner North Yorkshire, 2013)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Outlines six goals:</p> <ul style="list-style-type: none"> Reduce harm- respond effectively to: crime, anti-social behaviour, vulnerable people, road casualties, drivers of crime Put people first- a people rather than process driven force Deliver more with less- achieve maximum value for money, resources prioritised towards frontline policing Ensure we are fit for the future- responding to future needs with investment in buildings, training, recruitment, IT Drive justice- action on prolific offenders, appropriate use of cautions, well prepared cases, restorative justice, and work with the CPS. Police UK- comply with the duty to play a role in strategic national policing. 	<p>Each goal is accompanied by around 10 delivery mechanisms, although these have little relevance to planning policy.</p>	<ul style="list-style-type: none"> To consider the appropriateness of including policy requiring Secure by Design standard for residential neighbourhoods, or individual elements promoted by the standard. Within this, consideration is to be given to the combined impact on delivery (in terms of viability) of requiring this standard and other standards which may overlap or conflict. <p>Further information available in: A Review of Local Standards for the Delivery of New Homes (Local Housing Delivery Group, 2012).</p>

Table 2.63 Police and Crime Plan

2 Review of Plans, Policies and Programmes

Local Context

Harrogate Borough Council: Corporate Plan

Harrogate Borough Council: Corporate Plan 2014-2017 (Harrogate Borough Council, 2014)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The plan sets out four corporate priorities:</p> <ol style="list-style-type: none"> 1. A strong local economy 2. Supporting our communities 3. A sustainable environment 4. Excellent public services 	<p>Under each priority a number of desirable outcomes are identified. Those most relevant to planning are:</p> <ol style="list-style-type: none"> 1. Economy: <ul style="list-style-type: none"> ● A sustainable and diverse economy. ● A vibrant tourism offer. ● Good travel, transport and broadband connectivity. ● World class conference centre. 2. Environment: <ul style="list-style-type: none"> ● Protecting our high quality environment whilst meeting development needs. ● Reducing waste and increasing recycling. ● Clean, well maintained, safe streets, parks and open spaces. ● Minimising our impact on the environment: <ul style="list-style-type: none"> ● Reducing carbon emissions ● Adapting to climate change 3. Communities: <ul style="list-style-type: none"> ● Housing needs are addressed. ● People are as healthy and active as possible. ● A strong voluntary and community sector. 	<ul style="list-style-type: none"> ● A development strategy that helps deliver improved transport links, public transport, and broadband infrastructure. ● Policies that facilitate tourism, including business tourism. ● A strategy that directs development to areas of lesser environmental value. ● Policies that help to reduce our environmental impact (especially carbon emissions), and help adapt to inevitable climate change. ● A development strategy and land that will deliver the housing and jobs required in the district. ● Support the delivery of the Health and wellbeing strategy, (see section on North Yorkshire Joint Health and Wellbeing Strategy).

Table 2.64 Harrogate Borough Council: Corporate Plan

A Strong Local Economy: Action Plan 2015-2020

A Strong Local Economy: Action Plan 2015- 2020 (Harrogate Borough Council, 2015)		
Context/background (where necessary): A strong local economy is the council's number one corporate priority. This document identifies detailed priority areas that the council, with others, will seek to address		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Identifies four intended outcomes that are taken as areas for action. Several priorities are identified for each action. Those most relevant to the Local Plan are:</p> <p>1. A resilient, diverse and expanding economy:</p> <ul style="list-style-type: none"> Identify/safeguard site for employment use to meet current/future needs. Provide sites for housing to meet accommodation needs of employees. A 'business friendly' planning authority. Use assets, powers and influence to support economic growth. Investment in skills and workforce. <p>2. A vibrant tourism experience:</p> <ul style="list-style-type: none"> Develop the local tourism product. Encourage development of new events. <p>3. Excellent travel, transport and broadband connectivity:</p> <ul style="list-style-type: none"> Lobby for rail improvements. Lobby for/lead on improvements to road, public transport, air, bicycle and pedestrian networks. Lobby for improved access to high-speed broadband and mobile coverage. <p>4. A world class conference centre</p> <ul style="list-style-type: none"> Investment in facilities at HIC. 	<p>1. A resilient, diverse and expanding economy:</p> <ul style="list-style-type: none"> Adoption of new employment land allocations and employment land protection policies as part of the Local Plan. Adoption of new housing land allocations as part of the Local Plan; annually monitor the number of additional affordable homes provided on council owned land. Feedback from service users. Local economy indicators. <p>2. A vibrant tourism experience:</p> <ul style="list-style-type: none"> Delivery of an event creating an identifiable increase in visitor numbers. <p>3. Excellent travel, transport and broadband connectivity:</p> <ul style="list-style-type: none"> Growth in passenger numbers; improved level of rail service; enhancements to stations. Increase in walking, cycling and public transport use; more schemes for funding bids. Number of companies using SFNY support; number of schemes to upgrade broadband; percentage of district with access to higher speed broadband. <p>4. A world class conference centre:</p> <ul style="list-style-type: none"> Customer feedback; progress towards the 10 year HIC investment plan. 	<ul style="list-style-type: none"> Allocate sufficient land for housing (including affordable housing) and employment needs. Policies to protect employment sites and support the expansion of existing businesses. Produce Harrogate Town Centre Strategy & Masterplan SPD Policy to support investment in education facilities. Policies to enhance built heritage and environment including open spaces. Policy to support proposals that create opportunities for new events. A development strategy that helps deliver improved transport links (including for walking and cycling), public transport, and electronic infrastructure. Integrate transport into the Local Plan. Work with NYCC and Highways England to assess the transport impacts of local plan development and appropriate mitigation measures. Policy to support proposals to invest in HIC.

Table 2.65 A Strong Local Economy: Action Plan 2015-2020

Harrogate District Public Services Leadership Board Plan

Harrogate District Public Services Leadership Board Plan(Harrogate District Public Services Leadership Board, 2015)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

2 Review of Plans, Policies and Programmes

Harrogate District Public Services Leadership Board Plan (Harrogate District Public Services Leadership Board, 2015)

<p>Employment and skills</p> <ul style="list-style-type: none"> Enhanced work readiness Skilled and supported workforce <p>Health and wellbeing</p> <ul style="list-style-type: none"> Rurality and the ageing population Bridge gap in life expectancy between least and most deprived Emotional and mental health wellbeing <p>Financial inclusion and welfare reforms</p> <ul style="list-style-type: none"> Support residents to be independent and financially sustainable Support people into work 	<ol style="list-style-type: none"> North Yorkshire Community Plan North Yorkshire Police and Crime Plan Local Plans and infrastructure plans Joint Health and Wellbeing Strategy Local Enterprise Partnership plans 	<p>The Local Plan should realise opportunities to meet these objectives. The main delivery mechanisms are other plans summarised in this appendix and Local Plan implications are listed for each.</p>
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Table 2.66 Harrogate District Public Services Leadership Board Plan

Harrogate District Community Safety Partnership Plan

Harrogate District Community Safety Partnership Plan 2013-2014 (Harrogate District Community Safety Partnership)

Context/background (where necessary):

Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The plan identifies five priority areas:</p> <ol style="list-style-type: none"> Road safety: Reducing re-offending: Alcohol and substance misuse: 	<p>Each priority area includes a number of specific objectives intended to deliver improvements</p> <ol style="list-style-type: none"> Road Safety <ul style="list-style-type: none"> Reduce the number of people killed and seriously injured in road collisions. 	<ul style="list-style-type: none"> Seek to encourage residential layouts that reduce speed through careful design. To consider the appropriateness of including policy requiring Secure by Design standard for residential neighbourhoods, consideration is to be given to the combined impact on viability of requiring this standard

Harrogate District Community Safety Partnership Plan 2013-2014 (Harrogate District Community Safety Partnership)		
<p>4. Domestic Abuse 5. Making a difference locally</p>	<ul style="list-style-type: none"> ● Raise awareness of the key factors influencing collisions. ● Respond to community concerns of speeding and road safety. <p>2. Reduce Re-offending</p> <ul style="list-style-type: none"> ● Co-ordinate partners to tackle individuals at risk of offending or coming to notice <p>3. Alcohol and Substance Abuse</p> <ul style="list-style-type: none"> ● Increase awareness of the impact and consequences of alcohol misuse. ● Tackle the issue of access to alcohol. ● Address parental responsibility and support. ● Support offenders who have substance misuse as a factor in their behaviour. <p>4. Domestic Abuse</p> <ul style="list-style-type: none"> ● Deliver awareness campaigns of the issue and the support available. ● Encourage partners to refer high risk cases. <p>5. Making a difference locally</p> <ul style="list-style-type: none"> ● Tackle crime and behaviours that affect individuals and communities. ● Deliver targeted crime prevention and reassurance based on interventions to improve the quality of life. 	<p>and other standards which may overlap or conflict (see Police Crime Plan entry).</p>

Table 2.67 Harrogate District Community Safety Partnership Plan

Harrogate District Climate Change Strategy

Harrogate District Climate Change Strategy (Harrogate Borough Council, 2009)		
Context/background (where necessary): Produced in response to The Climate Change Act 2008. The 2009 strategy is likely to be updated during plan preparation; it is expected that the targets will remain unchanged, however, the strategic actions may require updating. The council's Home Energy Conservation Act Report and Plan 2013-2015 identifies detailed specific actions to reduce energy use in residential environments and schools.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

2 Review of Plans, Policies and Programmes

Harrogate District Climate Change Strategy (Harrogate Borough Council, 2009)

<p>The council has adopted the following goals:</p> <ul style="list-style-type: none"> ● Reduce the district's carbon dioxide (CO₂) emissions by 40% (from 2005 levels) by 2020, and by 80% by 2050. ● Reduce CO₂ from Council operations by 40% (from 2009/10 levels) by 2020. 	<p>The strategy identifies priorities and actions to help achieve these goals:</p> <ul style="list-style-type: none"> ● Energy use: improving energy efficiency, promoting and using renewable (and other low carbon) energy sources. ● Transport: promoting alternatives to private cars, improving the efficiency of the council's fleet of vehicles. ● Purchasing: using the council's buying power to adopt sustainable procurement principles within the council. ● Raising awareness and changing attitudes: the community carbon reduction project, providing information to householders, assistance for local businesses. 	<ul style="list-style-type: none"> ● Identify a development strategy that makes use of, and maximises, opportunities to travel by non-car means. ● Development management policies that require energy efficient buildings and support appropriate sources of low carbon energy.
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Table 2.68 Harrogate District Climate Change Strategy

Harrogate District Landscape Character Assessment

Harrogate District Landscape Character Assessment SPG (Harrogate Borough Council, 2004)

Context/background (where necessary): North Yorkshire County Council has also produced a strategic Landscape Character Assessment of the whole county.

Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> ● The document builds on policies within the Harrogate District Local Plan (2001) and the Selective Alteration (2004), and provides guidance to help inform planning decisions. As a result of changes to the planning system in 2004, all policies in these 'old style' local plans were deleted after 3 years, unless saved by the Secretary of State. The content of this document is still relevant to the following policies saved post 2007: C1, C2, C9. ● The document identifies 106 areas of distinct landscape character within the Harrogate district based on geology, landform, drainage, land use, vegetation, wildlife, and communications. ● It sets out general guidelines relevant to the whole district but also specific guidelines for the management of the each of the landscape character areas presented. 	N/A	<ul style="list-style-type: none"> ● The Local Plan will need to develop policies to protect the landscape character areas within the district, appropriate to their national, regional and local importance. ● Assessment of strategic options and individual site options need to identify impacts on landscape quality and avoid significant adverse impacts. ● A light touch review to consider whether the character areas and guidance are sufficiently defined and appropriate in terms of the current national and sub-regional policy context, and local policy drivers. ● Consider the appropriateness of producing a new Supplementary Planning Document to provide detail to landscape protection policies in the emerging Local Plan.

Table 2.69 Harrogate District Landscape Character Assessment

Harrogate District Biodiversity Action Plan

Harrogate District Biodiversity Action Plan (BAP) (Harrogate Borough Council, 2012)

Context/background (where necessary): The Natural Environment and Rural Communities Act 2006 placed a legal duty on public bodies to maintain biodiversity. Local authorities should do this, in part, through local policy making, and planning infrastructure and development decisions. The UK BAP identifies Priority Habitats and Priority Species for protection. Local BAPs (LBAPs) have been produced, in part, to help deliver the UK BAP.

Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
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Harrogate District Biodiversity Action Plan (BAP) (Harrogate Borough Council, 2012)		
<p>Explains the hierarchy of designations, and relevance within the district:</p> <ul style="list-style-type: none"> International: SPAs (see EU wild birds directive), SACs (see EU habitats directive) National: Sites of Special Scientific Interest (SSSIs) Local: Sites of Importance to Nature Conservation (SINCs) and Local Nature Reserves <p>Produced in order to:</p> <ul style="list-style-type: none"> Help deliver action on UK priority species and habitats at local level. Identify and take action to identify, protect and enhance locally important habitats and species (both within SINCs and the countryside more widely). Develop local partnerships to aid delivery. Raise awareness. 	<p>To aid delivery, individual action plans are included for:</p> <ul style="list-style-type: none"> 15 habitats (and their associated species) Six particular species One grouped species <p>Each action plan contains specific measures and targets relevant to its subject.</p> <p>Guidance notes with conservation tips have been included for:</p> <ul style="list-style-type: none"> Farmland Gardens Benefiting wildlife through development Invasive non-native species 	<ul style="list-style-type: none"> Ensure that development strategies direct development to land with lower biodiversity value, and in particular do not negatively impact priority species and habitats. Develop policies that will protect designated sites. Consider policy to protect and where possible enhance undesignated areas contributing to biodiversity, such as gardens, landscaping around development, cemeteries etc. Develop policies that require an appropriate understanding of the impact on biodiversity of individual development proposals, and can where necessary protect biodiversity or appropriately mitigate the impact. Seek ways to enhance biodiversity, in line with the local BAP, through the development process.

Table 2.70 Harrogate District Biodiversity Action Plan

Nidderdale AONB Management Plan

Nidderdale Area of Outstanding Natural Beauty (AONB): Management Plan 2014-2019 (Nidderdale AONB Joint Advisory Committee, 2014)		
Context/background (where necessary):		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The plan identifies policies covering four themes:</p> <p>Landscape:</p> <ul style="list-style-type: none"> Promote awareness and understanding of the special qualities of the AONB. Maintain and enhance special qualities of the AONB's landscape including priority wildlife habitats and restore damaged or degraded features. Ensure characteristic features of the landscape are resilient to climate change. Resist planning permission for major development, and applications for smaller scale development, that conflict with the designation in and adjacent to the AONB. 	<p>The plan sets out detailed objectives to help achieve each policy. The objectives read as measurable targets and may be helpful in the identification of indicators.</p>	<ul style="list-style-type: none"> Policy to protect and enhance the landscape of the AONB appropriate to its special significance. Policy to support climate change adaptation measures that increase resilience both within the AONB and for the wider district. Policy to protect and enhance biodiversity value, in particular providing improved and extended habitats for priority species. A development strategy that recognises the fundamental need to protect the AONB whilst recognising and accommodating small scale local needs, particularly for affordable housing. Policy to ensure that new development is sensitive to its context and adds to local distinctiveness. Policy to support small scale renewable projects.

2 Review of Plans, Policies and Programmes

Nidderdale Area of Outstanding Natural Beauty (AONB): Management Plan 2014-2019 (Nidderdale AONB Joint Advisory Committee, 2014)		
<ul style="list-style-type: none"> Promote highest standards of design, materials, environmental performance in new development and conversions/restorations. Encourage sustainable development creating affordable housing, enterprise based on environmental qualities, small scale renewable energy etc. <p>Natural Environment:</p> <ul style="list-style-type: none"> Ensure designated sites are managed to the highest standards Support landowners to improve management of Habitats of Principle Importance Secure compliance with Water Framework Directive criteria for rivers and still waters. <p>Heritage/Historic Environment:</p> <ul style="list-style-type: none"> Protect historic landscape and features of archaeological importance by resisting inappropriate development Support innovative proposals for sustainable future use of historic buildings. Encourage increased awareness and understanding of archaeology and the historic environment <p>Understanding and Enjoyment:</p> <ul style="list-style-type: none"> Support the county council's efforts to improve the rights of way network. Reduce the adverse impact of vehicular use of unsurfaced, unclassified roads. Increase understanding and awareness of the AONB. 		<ul style="list-style-type: none"> Policy to protect international and nationally designated sites appropriate to their significance. Policy to heritage assets and landscape features whilst supporting appropriate innovative proposals for the re-use of historic buildings.

Table 2.71 Nidderdale AONB Management Plan

The Fountains Abbey & Studley Royal World Heritage Site Management Plan 2015-2021

The Fountains Abbey & Studley Royal World Heritage (WHS) Site Management Plan 2015-2021		
Context/background (where necessary): This plan replaces the previous plan that covered the period 2009-2014		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>Key management issues:</p> <ul style="list-style-type: none"> The overall management approach. Conservation and environmental performance. Access, enjoyment and understanding. Local community links and partnerships. 	<ul style="list-style-type: none"> Adopt policies that protect the WHS, buffer zone and wider setting in the Local Plan. Repair historic buildings/structures in poor condition. Energy reduction including improving energy efficiency of buildings. 	<p>Local Plan policies should include:</p> <ul style="list-style-type: none"> Specific policies which support the long term protection and enhancement of the WHS including through protection of the buffer zone and, where relevant, the wider setting. Policy relating to low carbon energy proposals.

Table 2.72 The Fountains Abbey & Studley Royal World Heritage Site Management Plan

Harrogate District Sport, Recreation, Open Space and Village Halls Study: Part 1

Harrogate District Sport, Recreation, Open Space and Village Halls Study: Part 1 Standards Assessment (Harrogate Borough Council, 2011)		
Context/background (where necessary): Produced as part of evidence base work for the Harrogate District Sites and Policies DPD		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<ul style="list-style-type: none"> Identifies existing quantitative deficiencies and surpluses in sport, recreation and open space facilities and village hall provision in the district's defined settlements. For sport, recreation and open space it uses an accessibility standard (distance threshold) and a quantity standard (number of hectares per 1000 people) carried forward from earlier studies as follows. Similar approach used for village halls although, the quantity standard is one hall for 650 people. 	<ul style="list-style-type: none"> For each settlement the document identifies whether the standards are met for a range of open and recreation space types, outdoor sports facilities and village halls. Identifies next steps: essentially the need to identify suitable sites where deficiencies exist and allocate through the plan making process. 	<p>The Local Plan should have regard to the findings of the study:</p> <ul style="list-style-type: none"> Recognise, and where necessary, assess the impact of new development allocations on existing provision. Seek to address deficiencies.

Table 2.73 Harrogate District Sport, Recreation, Open Space and Village Halls Study: Part 1

Harrogate District Outdoor Sports Strategy

Harrogate District Outdoor Sports Strategy (Harrogate Borough Council, 2013)		
Context/background (where necessary): A more detailed study of outdoor sports provision that follows on from the 2011 study into sport, recreation, open space and village halls		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications
<p>The overarching aims are to ensure that:</p> <ul style="list-style-type: none"> There are sufficient facilities to meet the demand for matches and training Facilities are of sufficient quality to cater for the needs of all participants There are opportunities for increasing participation at all levels from grass roots to elite <p>It evaluates the adequacy of provision within nine sub-areas of the district for a range of sports popular locally by identifying and comparing demand and supply</p>	<ul style="list-style-type: none"> The strategy identifies key issues to address in relation to: football, cricket, rugby union, rugby league, hockey, tennis, and croquet and recommends particular actions for each. More detailed analysis of provision for each sport in each of the nine sub areas is also provided, along with identifying specific issues that need addressing. This provides useful settlement specific information The issues for each sport within each sub-area are also prioritised in terms of whether they require short, medium or long term action. 	<ul style="list-style-type: none"> Local Plan policies need to protect existing outdoor sports facilities and seek ways to deliver their enhancement. Local Plan policies should not create deficiencies in outdoor sport provision or exacerbate deficiencies where they are already identified. Local Plan should seek ways to expand provision where deficiencies have been identified.

Table 2.74 Harrogate District Outdoor Sports Strategy

Harrogate and Rural District CCG: Our Five Year Ambition 2013 to 2017

Our Five Year Ambition 2013 to 2017 (Harrogate and Rural District Clinical Commissioning Group (CCG), 2013)		
Context/background (where necessary): The CCG are responsible for commissioning local health services from hospital trusts, community and mental health providers and voluntary and third sector service providers, and others in order to meet local needs.		
Objectives or requirements of the plan or programme	Relevant targets, indicators or delivery mechanisms	Local Plan response/implications

2 Review of Plans, Policies and Programmes

Our Five Year Ambition 2013 to 2017 (Harrogate and Rural District Clinical Commissioning Group (CCG), 2013)		
<p>The five year ambition outlines four strategic priority areas:</p> <ol style="list-style-type: none"> 1. Long term conditions and urgent care 2. Planned, safe, effective care 3. Vulnerable people 4. Health and wellbeing 	<p>For each priority area, more detailed priority areas and initiatives are presented:</p> <p>Long term conditions and urgent care:</p> <ul style="list-style-type: none"> ● Better experience of urgent care for patients ● More personal control over health ● More community service infrastructure ● More care at home <p>Planned, safe, effective care:</p> <ul style="list-style-type: none"> ● Commissioned services tailored to local need ● Promote equity in access to planned care ● Support care closer to home <p>Vulnerable people:</p> <ul style="list-style-type: none"> ● Care closer to home <p>Health and wellbeing:</p> <ul style="list-style-type: none"> ● Health and wellbeing strategy 	<ul style="list-style-type: none"> ● Identify a development strategy that supports local health facilities and can contribute to improving accessibility to health services close to where people live. ● Support the delivery of the Health and wellbeing strategy (see section on North Yorkshire Joint Health and Wellbeing Strategy).

Table 2.75 Harrogate and Rural District CCG: Our Five Year Ambition 2013 to 2017

3 Summary of Baseline Position

Appendix 3 Summary of Baseline Position

1. Quality Housing Available to Everyone

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Number of dwellings					
Housing completions (net)	2014/15: 396 net	The Strategic Housing Market Assessment (2016) identifies that the objectively assessed housing need for the district up to 2035 (the plan period for the new Local Plan) is 557 additional new homes per year	2013/14: 183 net 2012/13: 200 net 2011/12: 188 net 2010/11: 261 net 2009/10: 351 net 2008/09: 388 net 2007/08: 485 net 2006/07: 333 net 2005/06: 410 net 2004/05: 399 net Trend data is subject to change as additional homes completed in previous years becomes known	Unfavourable but improving Housing completions are still somewhat below the annual requirement, however, there has been a significant increase in completions in 2014/15	2014/15 data: Annual Monitoring Report 2015 (Harrogate Borough Council 2015) Trend data: Annual Monitoring Report 2014 (Harrogate Borough Council, 2014) Target: Harrogate Strategic Housing Market Assessment- Update Report (GL Hearn for Harrogate Borough Council, May 2016)
Projected household change	Projected household change for 2014 to 2035: Harrogate district: 68,483 rising to 76,183 (increase of 11.2%)	Projected household change for 2014 to 2035: North Yorkshire: increase of 10.9% Yorkshire and the Humber: increase of 14.6% England: increase of 19.6%		Projected household growth in Harrogate district is broadly the same as that projected for North Yorkshire as a whole but is lower than the growth expected across the region and substantially lower than that forecast for the country.	2012-based Department for Communities and Local Government household projections. Presented in: Harrogate Strategic Housing Market Assessment- Update Report (GL Hearn for Harrogate Borough Council, May 2016)
Quality of housing					
% of dwellings deemed unfit to live in	2011: 4.3% Private sector dwellings deemed unfit. 2011: 0 local authority homes that are non-decent	National: 4.2% Yorkshire & Humber: 4.8% National local authority homes: 12.6% Yorkshire & Humber: 6.5%	2000: Total unfit 5.5% Private sector unfit 6.1% 2006: 4.3% Private sector dwellings deemed unfit.	Favourable and improving.	North Yorkshire Strategic Housing Market Assessment Nov 2011
Average energy efficiency of housing (max 100)	Average SAP rating for local authority owned dwellings: 2007/08: 70 2011 Average SAP rating for all dwellings: 46	<u>Harrogate district</u> 2003/04: 56.2 2004/05: 58.1 2005/06: 60 2006/07: 63 2007/08: 70 England: 51 Yorkshire & Humber: 50	2002/03: 53.7 2003/04: 56.5 2004/05: 57.2 2005/06: 64 2006/07: 67	Trends show that the target in previous years has always been surpassed. Actual figure in 2007/08 met the target. There is a stark contrast between local authority owned dwellings and the average dwelling within the District. The average SAP ratings are below national average. This will impact upon the affordability of housing.	North Yorkshire Strategic Housing Market Assessment Nov 2011

Summary of Baseline Position 3

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Number of dwellings					
Affordability of housing					
Ratio of median house price to median earnings	<u>Harrogate district</u> 2015: 10.29	<u>2015</u> England: 7.49 York: 8.12 Selby: 6.16 Richmondshire: 7.8 Craven: 8.41 Hambleton: 8.66 Leeds: 5.71 <u>2012</u> England: 6.74 North Yorkshire: 7.49	<u>Harrogate district:</u> 2014: 9.52 2013: 9.16 2012: 8.77 2011: 9.01 2010: 9.44 2009: 8.06 2008: 9.90	Unfavourable and deteriorating The district's affordability ratio is 37% above the English average, and is the highest in Yorkshire and the Humber. Previously the ratio had appeared to have peaked in 2008 with lower figures each year up to 2012. However, unfortunately as the housing market has recovered this measure of affordability has worsened again.	House Price Statistics for Small Areas (HPSSA) and the Annual Survey of Hours and Earnings (ASHE) (Office of National Statistics, 2015)
Mean house prices	<u>Harrogate district</u> Sept. 2015: £294,796	<u>2015</u> England: £272,847 Yorkshire and the Humber: £170,625 Leeds City Region LEP area: £178,836 York, North Yorkshire and East Riding LEP area: £205,573	<u>Harrogate district:</u> Sept. 2014: £274,012 Sept. 2013: £264,606 Sept. 2012: £266,273 Sept. 2011: £270,130	Unfavourable and deteriorating The average house price has risen dramatically over the last two years after several years of fluctuating prices	House Price Statistics for Small Areas (HPSSA) (Office for National Statistics, 2015)
Net affordable housing completions (proportion of net completions)	2014/15: 80 (20% of net completions)	Adopted Core Strategy (2009) Policy SG1 has an interim target of 41% of new dwellings to be affordable during the plan period 2004-2023. This target may be revised during the production of the new Local Plan.	2013/14: 58 (32% of net completions) 2012/13: 36 (32%) 2011/12: 57 (30%) 2010/11: 25 (10%) 2009/10: 17 (5%) 2008/09: 92 (24%) 2007/08: 176 (36%) 2006/07: 40 (12%) 2005/06: 45 (11%) 2004/05: 151 (38%) Trend data is subject to change as additional homes completed in previous years becomes known	Unfavourable and deteriorating In recent years affordable housing completions have been increasing and in 2014/15 a greater number of affordable homes were delivered that at any time since 2008/09. However, at the same time, the total number of completions has increased substantially more. This has resulted in the affordable homes completions as a proportion of net completions falling to only 20%. This may be due to individual applicants successfully arguing that development viability of their schemes is unable to support affordable provision at 40% during negotiations with the council.	2014/15 data and trend data 10/11 to 13/14: Annual Monitoring Report 2015 (HBC, 2015)
Affordable housing need	There is an estimated need for 256 additional affordable homes per year over the period 2014 to 2035 (the plan period for the Local Plan)			Unfavourable but improving The current rate of affordable housing completions is failing to meet the need arising each year. Nevertheless the trend for affordable completions is upward, which means that the annual shortfall is reducing	Harrogate Strategic Housing Market Assessment- Update Report (GL Hearn for Harrogate Borough Council, May 2016)

3 Summary of Baseline Position

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Number of dwellings					
Homelessness: households accepted and in priority need	Number of households in Harrogate district: 2014/15: 118	All English district's average: 89	Number of households in Harrogate district: 2013/14: 51 2012/13: 61 2010/11: 76 2008/09:151	Unfavourable and deteriorating There has been a sharp rise in homelessness in the district to levels above the English average between 2013/14 and 2014/15. Previously there had been a steady decline.	Homelessness data (Department for Communities and Local Government, 2015)

Table 3.1 1. Quality Housing Available to Everyone

2. Conditions and Services to Engender Good Health

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Health Inequalities					
General health	Very good: 50.6% Good: 33.8% Fair: 11.8% Bad Health: 3.0%	<u>Yorkshire and Humber</u> Very good: 45.6% Good: 34.4% Fair: 14.0% Bad Health: 4.7% <u>England</u> Very good: 47.2% Good: 34.2% Fair: 13.1% Bad Health: 4.2%		A higher proportion of residents describe their general health as very good or good compared to national and regional averages. This may mean that residents are healthier, that they perceive themselves more positively or a mixture of the two.	Census 2011 (Office for National Statistics, 2011)
Long - term health problem or disability	Day to day activities limited a lot: 6.6% Day to day activities limited a little: 8.9%	<u>Yorkshire and the Humber</u> Activities limited a lot: 9.1% Activities limited a little: 9.8% <u>England</u> Activities limited a lot: 8.3% Activities limited a little: 9.3%		The percentage of residents affected by a long-term illness or disability is under the regional and national averages. In particular, the percentage of people limited a lot by their illness is significantly lower.	Census 2011 (Office for National Statistics, 2011)
Proportion of the population who live within the 20% most deprived LSOAs in the Country (Indices of Multiple Deprivation)	2015: One LSOA within the Woodfield ward is in the 20% most deprived LSOAs. This equates to approximately 1% of the district's population. 2010: One LSOA within the Woodfield ward. Approximately 1% of the district's population.	2010: Harrogate ranked 283 out of 326 LADs in England (1= most deprived) 2007: Harrogate ranked 310 out of 345 LADs in England 2007 data: 51.4% of LSOAs are in the least deprived 25%. 40% of LSOAs are within the 50% least deprived. 6.7% of LSOAs are within the 50% most deprived. 1.9% of LSOAs are in the most deprived 25%		Few areas in the district are included in the 20% most deprived in the country.	English indices of deprivation 2015 (DCLG, 2015)
Provision of unpaid care	<u>Harrogate district</u> Provides no unpaid care: 89.7% Provides 1-19 hours a week: 7.4% Provides 20-49 hours a week: 1% Provides 50 or more a week: 1.8%	<u>Yorkshire and Humber</u> Provides no unpaid care: 89.6% Provides 1 - 19 hours: 6.5% Provides 20 - 49 hours: 1.4% Provides 50 or more: 2.6% <u>England</u> Provides no unpaid care: 89.8% Provides 1 - 19 hours: 6.5% Provides 20 - 49 hours: 1.4% Provides 50 or more: 2.4%		The national and regional figures for the amount of unpaid care provided are very similar. Although the percentage of people who provide unpaid care is similar, Harrogate district differs in the amount of hours provided with fewer people providing over 20 hours care a week. This may reflect better general health or may be product of other influences such as high house prices/ rents.	Census 2011 (Office for National Statistics, 2011)

3 Summary of Baseline Position

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Health Inequalities					
Percentage of children in poverty (after housing costs)	<u>December 2013</u> Harrogate district: 14% Wards with more than 15% of children in poverty (after housing costs): Granby: 27% Woodfield: 23% Saltergate: 21% Ripon Minster: 21% Starbeck: 20% Knaresborough East: 20% Low Harrogate: 19% Ripon Moorside: 18% Kirkby Malzeard: 17% Ouseburn: 17% High Harrogate: 17% Pateley Bridge: 16% Ribston: 16% Lower Nidderdale: 16%	<u>December 2013</u> Craven District: 16% Hambleton District: 16% Richmondshire District: 16% Ryedale District: 19% Scarborough District: 27% Selby District: 19% City of York: 18% UK: 25%		The district-wide figure of 14% of children in poverty (when housing costs are considered) is significantly lower than the UK average of 25%, and broadly in line or slightly lower than other North Yorkshire districts. However, it is clear that this 14% of the district's residents is not spread evenly across the district. In 14 council wards over 15% of the children live in poverty, with Granby ward reporting the highest proportion- just over a quarter, a percentage higher than the national average.	Child Poverty Figures 2013 (End child poverty, 2014)
Dementia (estimates and projections based on 2007 sub-national population projections)	<u>Harrogate district</u> 2010: 2299 (7.4%) 2015: 2628 (7.3%) 2020: 3040 (7.7%) 2025: 3572 (8%)	<u>North Yorkshire</u> 2010: 8726 (7.1%) 2015: 9954 (6.9%) 2020: 11484 (7.3%) 2025: 13573 (7.7%)		The prevalence of dementia is very closely associated with age. Less than 1% of those under 65 year olds are affected, whereas 30% of 95 year olds suffer with it. Dementia sufferers require substantial amounts of social care. As the population of Harrogate ages the needs of dementia sufferers will need to be considered.	Public Health Observatory, 2007
Access to Health Services	See Table 3.6: Local Needs Met Locally				
Healthy Lifestyle					

Summary of Baseline Position 3

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Health Inequalities					
Sports participation: % of people aged 16+ who participate in sports (3x 30mins per week)	<u>Harrogate district</u> 2014/15: 20.8% NB. This measure includes a narrower range of activities than the sports and active recreation measure reported in section 5: Culture, leisure and recreation activities available to all	<u>North Yorkshire</u> 2014/15: 16.3% <u>England</u> 2014/15 17.6%	<u>Harrogate district</u> 2012/13: 19.7% 2010/11: 19.4% <u>North Yorkshire</u> 2012/13: 18.3% 2010/11: 17.1% <u>England</u> 2012/13: 17.9% 2010/11: 16.8%	Favourable - improving Considerably higher than both the national and regional average. Within the district the trend of increasing participation rates remains upward. This is a particularly positive result considering that nationally and across the county rates have reduced	Active People Survey, Sport England (Annual)
Physically active adults	% of people aged 16+ doing at least 150 minutes of at least moderate intensity physical activity per week: 60.4% % of people aged 16+ doing less than 30 minutes per week: 23.7%	<u>Yorkshire and the Humber</u> 150mins or more: 55.6% Less than 30mins: 29.5% <u>England</u> 150mins or more: 56.6% Less than 30mins: 27.9%		Favourable Residents in Harrogate district are more active than the regional and national percentages.	Public Health England accessed via Sport England Local Sport Profile 2012/13
Life expectancy at birth (actual age)	<u>Harrogate district- female</u> Jan 2012 to Dec 2014: 84.3 <u>Harrogate district- male</u> Jan 2012 to Dec 2014: 81.1	Female <u>Period: Yorks & Humber; England:</u> Jan 12 to Dec 14: 82.4; 83.2 Jan 11 to Dec 13: 82.2; 83.1 Jan 10 to Dec 12: 82.2; 83.0 Jan 09 to Dec 11: 82.0; 82.9 Jan 08 to Dec 10: 81.7; 82.51 Male <u>Period: Yorks & Humber; England:</u> Jan 12 to Dec 14: 78.7; 79.5 Jan 11 to Dec 13: 78.5; 79.4 Jan 10 to Dec 12: 78.3; 79.2 Jan 09 to Dec 11: 78.1; 78.9 Jan 08 to Dec 10: 77.7; 78.5	<u>Harrogate district- female</u> Jan 11 to Dec 13: 84.2 Jan 10 to Dec 12: 83.8 Jan 09 to Dec 11: 83.9 Jan 08 to Dec 10: 83.7 Jan 07 to Dec 09: 83.0 <u>Harrogate district- male</u> Jan 11 to Dec 13: 80.9 Jan 10 to Dec 12: 80.6 Jan 09 to Dec 11: 80.3 Jan 08 to Dec 10: 79.4 Jan 07 to Dec 09: 79.2	Favourable - improving Favourable position compared to the national and regional averages. The local trend mirrors the national and regional trends and continues to rise.	Public Health Outcomes Framework (Public Health England)

3 Summary of Baseline Position

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Health Inequalities					
Mortality rate from causes considered preventable (all persons) per 100,000 population	<u>Harrogate district</u> 2012 to 2014: 140.5	<u>Yorkshire and the Humber</u> 2012 to 2014: 197.8 <u>England</u> 2012 to 2014: 182.7	<u>Harrogate district</u> 2010 to 2012: 167.1 <u>Yorkshire and Humber</u> 2010 to 2012: 203.5 <u>England</u> 2010 to 2012: 187.8	Favourable - improving While the regional mortality rate from preventable causes is higher than the national average, the district rate is much lower than both the regional and the national rates. The national, regional and district-wide rates are all improving	Public Health Outcomes Framework (Public Health England)

Table 3.2.2. Conditions and Services to Engender Good Health

3. Safety and Security for People and Property

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Crime and Disorder					
Rate of recorded incidents of burglary per 1000 households (ONS mid-year population estimates)	<u>Harrogate district</u> April 2015 - March 2016: 9.9	<u>Other North Yorkshire districts</u> April 2015 - March 2016 Craven: 12.47 Hambleton: 9.82 Richmondshire: 7.41 Rydale: 9.01 Scarborough: 11.79 Selby: 12.65 <u>North Yorkshire</u> April 2015 - March 2016: 10.6	<u>Harrogate district</u> 2014-15: 8.62 2013-14: 10.29 <u>North Yorkshire</u> 2014-15: 10.54 2013-14: 10.72	Unfavourable- static. The rate of recorded burglaries in the district is lower than the rate for the county as a whole. In recent years the rate has fluctuated but has changed little	North Yorkshire Police
Rate of recorded incidents of violence per 1000 population (ONS mid-year population estimates)	<u>Harrogate district</u> April 2015 - March 2016: 8.29	<u>Other North Yorkshire districts</u> April 2015 - March 2016 Craven: 7.67 Hambleton: 8.08 Richmondshire: 7.4 Rydale: 8.19 Scarborough: 20.08 Selby: 10.86 <u>North Yorkshire</u> April 2015 - March 2016: 10.6	<u>Harrogate district</u> 2014-15: 7.74 2013-14: 6.18 <u>North Yorkshire</u> 2014-15: 8.66 2013-14: 7.05	Unfavourable- worsening The rate of incidents of violence is similar but slightly higher than most other districts, and is lower than the county average. Rates in recent years have followed an upward trend.	North Yorkshire Police
Rate of recorded incidents of vehicle crime per 1000 population	<u>Harrogate district</u> April 2015 - March 2016: 2.28	<u>Other North Yorkshire districts</u> April 2015 - March 2016 Craven: 3.21 Hambleton: 2.46 Richmondshire: 1.63 Rydale: 2.07 Scarborough: 3.46 Selby: 3.06 <u>North Yorkshire</u> April 2015 - March 2016: 2.64	<u>Harrogate district</u> 2014-15: 2.27 2013-14: 2.27 <u>North Yorkshire</u> 2014-15: 2.67 2013-14: 2.84	Unfavourable- static The rate of incidents of vehicle crime has been static over recent years. It is lower than in most other districts, and is lower than the county average.	North Yorkshire Police

3 Summary of Baseline Position

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Crime and Disorder					
Rate of all categories of anti-social behaviour per 1000 population (ONS mid-year LSOA population estimates, converted to wards)	<u>Harrogate district</u> April 2015 - March 2016: 32.2	<u>Other North Yorkshire districts</u> April 2015 - March 2016 Craven: 23.31 Hambleton: 27.41 Richmondshire: 26.44 Rydale: 22.13 Scarborough: 64.31 Selby: 35.17 <u>North Yorkshire</u> April 2015 - March 2016: 35.46	<u>Harrogate district</u> 2014-15: 35.05 2013-14: 31.56 <u>North Yorkshire</u> 2014-15: 37.83 2013-14: 35.23	Unfavourable- improving The rate of anti-social behaviour is lower than the county average but is higher than many other districts in the county. In recent years the rate has fluctuated, the most recent figures show an improvement.	North Yorkshire Police
Road Safety					
Rate of incidents of killed and seriously injured on roads per 100,000 population	<u>Harrogate district</u> 2012-14: 67	<u>North Yorkshire</u> 2012-14: 76.32 <u>Yorkshire and the Humber</u> 2012-14: 45.09 <u>England</u> 2012-14: 39.26	<u>Harrogate district</u> 2011-13: 70.2 <u>North Yorkshire</u> 2011-13: 77.6 <u>Yorkshire and the Humber</u> 2011-13: 45.13 <u>England</u> 2011-13: 39.71	Unfavourable- improving The rate of incidents of people being killed or seriously injured on the district's roads is significantly higher than the national average and the regional average, although it is lower than the rate for the county as a whole. Recent years has seen an improving trend across the county and within the district.	Road accident and safety statistics (Department for Transport)

Table 3.3 3. Safety and Security for People and Property

4. Vibrant Communities that Participate in Decision Making

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source																																																		
Social isolation																																																							
Population age structure	<p>2014:</p> <p>Population (in thousands): 159</p> <p>Age 0-14: 27 (17%)</p> <p>Age 15-29: 25 (16%)</p> <p>Age 30-44: 28 (18%)</p> <p>Age 45-59: 36 (23%)</p> <p>Age 60-74: 28 (18%)</p> <p>Age 75-89: 15 (9%)</p> <p>Age 90+: 2 (1%)</p> <p>Figures rounded to one decimal place so percentages are approximate.</p>	<p>Population in thousands</p> <p><u>North Yorkshire</u></p> <p>Age 0-14: 2014: 96 (16%); 2037: 93 (14%)</p> <p>Age 15-29: 2014: 98 (16%); 2037: 95 (15%)</p> <p>Age 30-44: 2014: 100 (17%); 2037: 95 (15%)</p> <p>Age 45-59: 2014: 134 (22%); 2037: 110 (17%)</p> <p>Age 60-74: 2014: 115 (19%); 2037: 130 (20%)</p> <p>Age 75-89: 2014: 56 (9%); 2037: 96 (15%)</p> <p>Age 90+: 2014: 7 (1%); 2037: 22 (3%)</p> <p>Totals: 2014: 605; 2037: 642</p> <p><u>England</u></p> <p>Age 0-14: 2014: 18%; 2037: 17%</p> <p>Age 15-29: 2014: 20%; 2037: 18%</p> <p>Age 30-44: 2014: 20%; 2037: 18%</p> <p>Age 45-59: 2014: 20%; 2037: 18%</p> <p>Age 60-74: 2014: 15%; 2037: 16%</p> <p>Age 75-89: 2014: 7%; 2037: 11%</p> <p>Age 90+: 2014: 1%; 2037: 2%</p> <p>Totals: 2014: 54,228; 2037: 62,166</p> <p>Figures rounded to one decimal place so percentages are approximate.</p>	<p>2037 projection:</p> <p>Population (in thousands): 169</p> <p>Age 0-14: 25 (15%)</p> <p>Age 15-29: 25 (15%)</p> <p>Age 30-44: 25 (15%)</p> <p>Age 45-59: 29 (17%)</p> <p>Age 60-74: 34 (20%)</p> <p>Age 75-89: 25 (15%)</p> <p>Age 90+: 6 (3%)</p>	<p>An increase in the percentage of older people is a national trend, however, this is exaggerated within North Yorkshire and Harrogate as there is already a smaller proportion of younger adults and this is expected to decrease further. Currently the largest age group is the 45-59 year olds and the trend will see this change to the 60-74 year olds as this cohort ages.</p>	<p>2012-based subnational population projections ⁽¹⁾</p>																																																		
Number of one person households where the householder is aged 65 years or over	<p>Harrogate district: 9,261</p>	<p>North Yorkshire: 36,911</p> <p>Yorkshire and the Humber: 281,870</p> <p>England: 2,725,596</p>		<p>People who live in one person households are at a greater risk of social isolation. The risk is multiplied if the householder is older as they are may also have less ability to get out and mix and have less opportunities for chance encounters</p>	<p>Census 2011 (ONS, 2011)</p>																																																		
Migration	<table border="1"> <thead> <tr> <th></th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2037</th> </tr> </thead> <tbody> <tr> <td>International in flow</td> <td>721</td> <td>719</td> <td>751</td> <td>729</td> <td>734</td> <td>718</td> <td>718</td> <td>718</td> </tr> <tr> <td>International out flow</td> <td>1008</td> <td>1009</td> <td>1008</td> <td>1009</td> <td>1009</td> <td>1009</td> <td>1009</td> <td>1009</td> </tr> <tr> <td>Internal in flows</td> <td>6242</td> <td>6271</td> <td>6296</td> <td>6316</td> <td>6335</td> <td>6352</td> <td>6363</td> <td>6779</td> </tr> <tr> <td>Internal out flows</td> <td>5576</td> <td>5617</td> <td>5612</td> <td>5564</td> <td>5513</td> <td>5500</td> <td>5464</td> <td>5553</td> </tr> </tbody> </table>									2014	2015	2016	2017	2018	2019	2020	2037	International in flow	721	719	751	729	734	718	718	718	International out flow	1008	1009	1008	1009	1009	1009	1009	1009	Internal in flows	6242	6271	6296	6316	6335	6352	6363	6779	Internal out flows	5576	5617	5612	5564	5513	5500	5464	5553	<p>There is a small and regular international in flow of people. Although this will not affect population numbers (as it is offset by greater outflows) there will remain a growing international community within the district.</p> <p>The greatest movement is within the 15-29 year old age group. Internal inflow (from other parts of England) is greatest within 22/23 year olds; presumably graduates gaining work and/ or returning home. However, the yearly inflow for this age group is still only half the yearly outflow of 18/ 19 year olds so it can be presumed that of those that go to university a significant number do not return to the District.</p>	<p>2012-based subnational population projections ⁽¹⁾</p>
	2014	2015	2016	2017	2018	2019	2020	2037																																															
International in flow	721	719	751	729	734	718	718	718																																															
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3 Summary of Baseline Position

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Social isolation					
% of people agreeing that their local area is a place where people from different backgrounds get on well together	<u>Yorkshire and the Humber</u> 2014/15: 81%	<u>2014/15</u> England: 86% North East: 85% North West: 82% East Midlands: 84% West Midlands: 83% East of England: 90% London: 89% South East: 90% South West: 87%	<u>Yorkshire and the Humber</u> 2013/14: 87% 2012/13: 81% 2010/11: 81% 2009/10: 81% 2008/9: 81% 2007/8: 80% 2005: 77% 2003: 75%	Unfavourable- static The figure of 81% for Yorkshire and the Humber is the lowest for any English region. In recent years this measure of community cohesion has remained static within the region. The positive increase seen in the 2013/14 figure now appears to have been a one off.	The Community Life Survey 2014 to 2015 (The Cabinet Office, 2015): Table 13 Community cohesion
Access to health services	See Table 6. Local Needs Met Locally				
Areas of district with low earnings	1 LSOA (within Woodfield) is within the 10% most deprived. 1 LSOA (within Granby) is within 11-25% most deprived. 29 LSOAs are within the 10% least deprived.	The index includes those out of work and on low incomes and is collected by small areas called Lower Layer Super Output Areas. There are 104 LSOAs within Harrogate district. Each area LSOA within England is then ranked, 1 being the most deprived - 32482 being the least deprived.		Favourable. In regards to income, the majority of residents are least deprived when ranked nationally. However, there are pockets of lower incomes within Woodfield and Granby wards.	Government website (2)
Participation in activities or democratic process					
% of people (aged 16+) participating in volunteering to support sport in the last 28 days	<u>Harrogate district</u> 2015: no data (insufficient sample size)	<u>North Yorkshire</u> 2015: 14.1% 2014: 13.3% 2013: 16% 2012: 17.3% 2011: 17.3% <u>England</u> 2015: 12.7% 2014: 12.5% 2013: 12% 2012: 14% 2011: 13.6%	<u>Harrogate district</u> 2014: no data (insufficient sample size) 2013: 22.5% 2012: 21.5% 2011: 21.4%+	Unknown Data showing participation within the district during 2014 and 2015 is not available through the survey due to an insufficient sample size within the survey. Prior to 2014 participation in the district was significantly higher than across the county and across England, and was continuing to rise despite falls seen across North Yorkshire and England. Since 2014 participation in England has begun to increase while participation in North Yorkshire has continued to decline.	Active People Survey (Sport England)
% of people satisfied with their local area as a place to live	The 2009 Place Survey stated that 89.4% are satisfied with their immediate area; rising to 91.7% for over 65's.	North Yorkshire result: 87.3% (90% over 65) National result: 79.7% (83.9% over 65). 2012/13 National result: 84%		Higher satisfaction than county and national level.	The Community Life Survey (The Cabinet Office)

Summary of Baseline Position 3

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues Identified	Source
Social isolation					
Number and status of Neighbourhood Plan	<p><u>Spring 2016</u></p> <p>Ripon City Council: Draft plan being prepared</p> <p>Knaresborough Town Council: Draft plan being prepared</p> <p>Otley Town Council: Draft plan being prepared</p> <p>Roecliffe & Westwick Parish Council: Neighbourhood area designated</p>		<p><u>Spring 2015</u></p> <p>Ripon City Council: Draft plan being prepared</p> <p>Knaresborough Town Council: Consultation for plan preparation</p> <p>Otley Town Council: Consultation for plan preparation</p>	<p>Favourable and improving.</p> <p>Roecliffe and Westwick PC have joined the other parish councils that are producing neighbourhood plans that cover parts of Harrogate district. Work is progressing on all four projects.</p> <p>NB. Only a small part of the area to be covered by the Otley Neighbourhood Plan lies within Harrogate district and the work is being supported by Leeds City Council.</p>	<p>Planning policy team at Harrogate Borough Council</p>
Turnout at local and parish council elections	Data not published	<p>Local Elections turnout national average:</p> <p>2012: 31.3%</p> <p>2011: 42.6%</p> <p>2010: 63.5%</p>	<p><u>2016 turnout</u></p> <p>Not published</p> <p><u>2015 turnout</u></p> <p>Not published</p> <p><u>2014 turnout</u></p> <p>Not published</p> <p><u>2013 turnout</u></p> <p>Not published</p> <p><u>2012 turnout</u></p> <p>Local election: 40.83%</p> <p>Parish election: 45.63%</p> <p><u>2011 turnout</u></p> <p>Local election: 45.04%</p> <p>Parish election: 42.79%</p> <p><u>2010 turnout</u></p> <p>Local election: 68.30%</p>	<p>Recent data not published. Up to 2012 the trend was favourable but declining. There has been a decreasing turnout in the district that mirrors the trend nationally. Turnout within the district remained above the national average.</p>	<p>Electoral Service at Harrogate Borough Council</p>

Table 3.4 4. Vibrant Communities that Participate in Decision Making

3 Summary of Baseline Position

5. Culture, Leisure and Recreation Activities Available to All

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Availability of culture, leisure and recreation activities / venues					
Sport and active recreation: % of people aged 16+ who regularly participate in sports/active recreation activity (3x 30mins per week)	Harrogate district 2014/15: 28.6% NB. This measure includes a wider range of activities than the sports participation measure reported in section 2: Conditions and Services to Engender Good Health	North Yorkshire 2014/15: 25.9% England 2014/15 23.3%	Harrogate district 2012/13: 30.2% 2010/11: 25.1% North Yorkshire 2012/13: 29.0% 2010/11: 23.6% England 2012/13: 24.4% 2010/11: 21.8%	Favourable but declining. There are higher participation levels within the district than in the rest of the county or the country as a whole. However, participation levels have fallen within the district, a trend also seen at both county and countrywide levels.	Active People Survey, Sport England (Annual)
Main cultural event	The Harrogate district is home to a number of cultural events and festivals including Harrogate and Ripon International Festivals, the Harrogate Crime Writing Festival, Knaresborough Feva, the Great Knaresborough Bed Race, Knaresborough Castle's annual Medieval Living History Day, Harrogate Spring Flower Show and the Northern Aldborough Festival as well as a number of vibrant rural events – the largest of which being the Great Yorkshire Show which attracts around 130,000 visitors.			Favourable	Harrogate District Profile 2013 (Harrogate Borough Council)
Number of venues	3 theatres 15 galleries and museums 50 public/ village halls 8 public libraries 9 sports halls 9 golf clubs 9 swimming pools 50 football pitches 33 cricket grounds			Favourable	Harrogate District Profile 2013 (Harrogate Borough Council)
Satisfaction with local sport provision	2014/15: 65.9%	Yorkshire and Humber 2014/15: 58.5% 2012/13: 61.3% 2009/10: 69.2% England 2014/15: 61.7% 2012/13: 60.3% 2009/10: 69%	2012/13: 60.3% 2009/10: 76.1%	Favourable and improving. The level of satisfaction with provision has increased again following a reduction in the last set of figures. This compares favourably against satisfaction across Yorkshire and the Humber, which continues to decline. Satisfaction nationally is below Harrogate district levels and has broadly remained static.	Active People Survey (Sport England)
Amount of land available for sport provision	Football: deficiency in junior pitch provision in Harrogate and Ripon and lack of high quality pitches. Cricket: shortfall of pitches during peak time, however, quality of pitches is main concern. Rugby: pitches used above optimum levels in Ripon and Harrogate. Quality of facilities is issue in Harrogate, Ripon and Knaresborough. Hockey: Existing club base in Harrogate is stretched. No hockey played in Knaresborough and Ripon. Tennis: facilities nearing capacity. Croquet: no croquet facilities in Harrogate and Knaresborough			Unfavourable	Outdoor Sports Provision: An Assessment for Harrogate,

Summary of Baseline Position 3

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Availability of culture, leisure and recreation activities / venues					
				Quality and quantity of sports facilities do not meet current and future demand.	Knaresborough and Ripon 2013
Participation rate of top 5 sports (16+ year olds)	<u>2012/13</u> Swimming 13.5% Cycling 12.7% Athletics 9.7% Gym 8.3% Football 8.1%	<u>2012/13 Yorkshire and The Humber</u> Swimming 11.1% Cycling 7.8% Athletics 6.2% Gym 10.4% Football 6.4% <u>2012/13 England</u> Swimming 11.5% Cycling 8.1% Athletics 6.5% Gym 10.9% Football 6.3%		Harrogate differs to the regional and national pictures in that cycling and athletics are more popular. The popularity of cycling could be used to encourage less car use.	Active People Survey (Sport England)

Table 3.5 Culture, leisure and recreation activities available to all.

3 Summary of Baseline Position

6. Local Needs Met Locally

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Appropriate housing for local need					
Permanent Gypsy and Traveller sites	Authorised pitches: 40 Temporary pitches: 1 Unauthorised pitches: 4 Concealed households: 0 Movement from bricks and mortar: 0 Waiting list for public sites: 0 Net new household formation: 2		Authorised pitches: Jan 2011: 40 Jul 2010: 80 Jan 2010: 40 Jul 2009: 76 Jan 2009: 57	Unfavourable There is an immediate need for five pitches (up to 2017). Two additional pitches are required long term. Update: planning permission was granted for two pitches in August 2013.	Gypsy and Traveller Housing Needs Survey 2013
Dwelling size	Data is not currently collected on completions by dwelling size. Data will be collected from 2015/16.	Estimated size of new dwellings required in Harrogate district 2014 to 2035 in order for the housing stock to match household needs: 1 bedroom: market housing: 10.8%; affordable housing: 46.9% 2 bedroom: market housing: 48.7%; affordable housing: 33.9% 3 bedroom: market housing: 42.8%; affordable housing: 18.1% 4+ bedroom: market housing: -2.2%; affordable housing: 1.1%	No trend data available	No issues identified	Harrogate Strategic Housing Market Assessment (GL Hearn for Harrogate Borough Council, Sept 2015)
Households with support needs	Physical disability (wheelchair user): 786 Physical disability (non-wheelchair user): 2,565 Learning disability: 452 Mental health problem: 1,141 Visual impairment: 685 Hearing impairment: 856 Drug / alcohol misuse: 19 Older age related illness or disability: 2,048	Households with support needs met		Unfavourable. Harrogate has the largest percentage of households with support needs that are not met in their current home. There are also a significant number of households with age related illness that it is likely will increase as the population ages. There will be an increasing need for homes to be adapted or new dwelling built to meet these support needs.	North Yorkshire Strategic Housing Market Assessment 2011
Access to services					
Geographical access to services (defined as a post office, GP, food shop and primary school)	Harrogate district in 2015: Average LSOA road distance to Post Office: 1.39km Average LSOA road distance to primary school: 1.05km Average LSOA road distance to general store or supermarket: 1.34km Average LSOA road distance to GP surgery: 2.49km	All English LSOA averages in 2015: Average LSOA road distance to Post Office: 1.16km Average LSOA road distance to primary school: 0.89km Average LSOA road distance to general store or supermarket: 0.75km Average LSOA road distance to GP surgery: 1.59km		Unfavourable. Access to services is a significant issue for parts of the district, particularly in the outlying rural areas.	Indices of Multiple Deprivation (Department for Communities and Local Government, 2015)

Summary of Baseline Position 3

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Appropriate housing for local need					
Areas with poor frequency of public transport	Map 1 shows the parts of the district with good access to public transport			Unfavourable and deteriorating Map 1 shows that large parts of the district do not have access to an at least hourly bus or rail service. Away from the main transport corridors and the Nidd valley bus services are sporadic and of low frequency. In recent years the reduction in public subsidies has resulted in some services being axed and a greater number of settlements having no bus service at all.	
Households served by broadband	50,000 premises served by fibre optic broadband (Openreach provided by BT. Figures for other providers with stand alone networks, such as Virgin Media are unknown)	Superfast North Yorkshire target: Superfast broadband (30Mbps+) available to 93% of Harrogate district's premises by June 2017	Superfast North Yorkshire has recently received additional funding that will enable further premises access to superfast fibre broadband. Exactly how far this funding will be of benefit is very dependent on the technology options at the time. New technology is currently being trialled, which has the potential to reach further into rural communities.	Favourable and improving.	Superfast North Yorkshire, 2016
Population in rural hamlets and isolated dwellings	2011: 10.4%	North Yorkshire: 9.3% England: 3.1%	Nidd Valley (between Pateley Bridge and north west Harrogate) - most densely settled countryside area, heavily populated with individual houses and hamlets that outnumber farmsteads. Nidderdale open moor - least densely settled area. Vale of York - some areas without any settlement.	Unfavourable. Higher percentage of rural dwellings and isolated dwellings could lead to larger problems with social isolation and increased car usage.	STREAM Landscape Character Assessment SPD HBC, 2004

Table 3.6 6. Local Needs Met Locally

3 Summary of Baseline Position

7. Education and Training Opportunities that Build the Skills and Capacity of the Population

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Access to education					
Number of facilities offering training/learning for adults	NYCC Adult Learning and Skills Service Henshaw's Specialist College Harrogate College				
Number of further education facilities	Harrogate College				
Number of state-funded schools	<p><u>North Yorkshire primary schools</u> Schools that are full or in excess of capacity: 2011/12: 49; 2014/15: 56 Schools with one or more unfilled places: 2011/12: 271; 2014/15: 257 Percentage of rural schools: 2011/12: 75.0%; 2014/15: no data</p> <p><u>Harrogate district secondary schools</u></p> <p>Ripon Grammar School: 2011/12: 907 places, 851 pupils; 2014/15: 936 places, 859 pupils King James's School: 2011/12: 1673 places, 1685 pupils; 2014/15: 1692, 1667 pupils Boroughbridge High School: 2011/12: 769 places, 721 pupils; 2014/15: 785 places, 702 pupils Nidderdale High School: 2011/12: 470 places; 385 pupils; 2014/15: 470 places, 295 pupils St John Fisher Catholic High School: 2011/12: 1340 places, 1382 pupils; 2014/15: 1380 places, 1401 pupils Harrogate Grammar School: 2011/12: 1954 places, 1780 pupils; 2014/15: 1954 places, 1794 pupils Outwood Academy Ripon (formerly Ripon College, Ripon City School): 2011/12: 782 places, 464 pupils; 2014/15: 805 places, 478 pupils Harrogate High School: 2011/12: 1570 places, 719 pupils; 2014/15: 1612 places, 566 pupils St Aidan's CE High School: 2011/12: 1993 places, 1940 pupils; 2014/15: 2029 places, 1923 pupils Rossett School: 2011/12: 1418 places, 1421 pupils; 2014/15: 1531 places, 1504 pupils</p>			Unfavourable Across the local education authority area the number of primary schools at or above capacity in 2014/15 has increased by more than 10% over the number in 2011/12. At the same time, the number of secondary schools in the district at or above capacity has reduced from two to one, St John Fisher Catholic High School in Harrogate. However, there remains large numbers of unused places at several secondary schools- Nidderdale High, Outwood Academy Ripon, and Harrogate High School.	School Capacity Survey 2015 and May 2015 School Census. Presented in 2015 capacity and forecast tables (Department for Education, 2016)
Skill shortages					
GCSE and equivalent results, percentage of pupils achieving 5+ A* - C (state-funded schools)	<u>Harrogate district</u> 2014: 77.6%	<u>Yorkshire and the Humber</u> 2014: 62.2% <u>England</u> 2014: 65.3%	<u>Harrogate district</u> 2013: 91% 2012: 91.8% 2011: 90.7%	Favourable Harrogate district compares favourably against regional and England-wide averages. The apparent decline from previous levels is due to a change in the approach followed in schools across the country.	North Yorkshire County Council
% of adults with NVQ level four (economically active ages 16-64)	<u>Harrogate district</u> 2015: 39.8%	<u>Yorkshire and the Humber</u> 2015: 30.5% <u>Great Britain</u> 2015: 37.1%	<u>Harrogate district</u> 2012: 39.4%	Favourable and improving Harrogate district has seen a slight improvement since 2012 and the figures compare well against both the regional and national averages	Annual Population Survey (Office for National Statistics, 2015)

Summary of Baseline Position 3

Indicator	Quantified data		Comparators and Targets		Trend (HBC)	Issues Identified	Source	
Access to education								
Destination of year 13 (key stage 5) school leavers (state-funded schools)	Institution	Any education destination (%)	Any employment destination (%)	Destination not sustained (%)	Not in education, employment or training (NEET) (%)	Activity not captured in data (%)	The overwhelming majority of year 13 school leavers continue in education, predominantly higher education. A much smaller number go into employment, often employment with training. A significant number of destinations are unfortunately not captured in the data.	National Pupil Database. Presented in: Destinations of key stage 4 and key stage 5 pupils: 2013 (Department for Education, 2015)
	Boroughbridge High School	70	Not known	Not known	Not known	9		
	Harrogate Grammar School	70	6	6	1	15		
	Harrogate High School	65	4	9	6	16		
	King James' School	69	0	8	Not known	20		
	Outwood Academy Ripon (formerly Ripon College)	43	Not known	17	Not known	17		
	Ripon Grammar School	69	3	6	4	16		
	Rossett School	66	3	11	Not known	17		
	St Aidan's Church of England High School	72	3	6	1	17		
	St John Fisher Catholic High School	72	3	6	1	17		
Table 3.8 Percentage of 2011/12 cohort going to, or remaining in, an education or employment destination in 2012/13								

Table 3.7.7. Education and Training Opportunities that Build the Skills and Capacity of the Population

3 Summary of Baseline Position

8. Biodiversity and Attractive Natural Environments

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Biodiversity and habitats within the district					
Number / Area of SSSIs	<u>Harrogate district</u> Number: 25 Area: 19,288ha (2014)			No issues identified. The area identified is land within Harrogate district that carries a SSSI designation rather than land area of the complete SSSIs that are partly within the district. For example the North Pennine Moors SSSI covers an extensive area and only part of the designation lies within the district.	Natural England 2014
Reported condition of sites of special scientific interest (SSSIs) (% or area-percentages have been rounded)	<u>Harrogate district</u> Favourable: 1,779ha (10%) Unfavourable- recovering: 17,262ha (89%) Unfavourable- no change: 197ha (1%) Unfavourable- declining: 49ha (<1%) (2014)	<u>North Yorkshire</u> Favourable: 19% Unfavourable- recovering: 79% Unfavourable- no change: 1% Unfavourable- declining: <1% <u>Yorkshire and the Humber</u> Favourable: 14% Unfavourable- recovering: 84% Unfavourable- no change: 2% Unfavourable- declining: <1% <u>England</u> Favourable: 38% Unfavourable- recovering: 59% Unfavourable- no change: 2% Unfavourable- declining: 2% (2014)		Unfavourable- improving There has been a vast improvement in the condition of the SSSIs over the previous 10 years with 99% of sites in the district reported as in a favourable condition or an unfavourable condition but improving. Nevertheless the percentage of sites in a favourable condition is only approximately half that of the county and only about a quarter of the national figure	Natural England 2014
Number / area of Local Nature Reserves	Local Nature Reserves in Harrogate district: 1. Rossett: 1.78ha 2. Birk Crag: 10.46ha 3. Hookstone Wood: 7.56ha 4. Hell Wath: 8.88ha 5. Quarry Moor: 9.95ha Total area: 38.63ha		A fifth Local Nature Reserve was designated at Rossett in 2010		Personal communication with Harrogate Borough Council's Ecology Officer, May 2015

Summary of Baseline Position 3

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Biodiversity and habitats within the district					
Achievement of Biodiversity Action Plan targets	2011 Actions not started: 105 Actions underway: 33 Actions completed: 9			Unfavourable. Change in biodiversity agenda so less funding and priority given to BAP work. Work is still on-going, but monitoring of this work will be less frequent.	Harrogate BAP Action Progress Report 2011
Kirk Deighton Special Area of Conservation	Features on interest: habitat breeding populations for great crested newts. Vulnerability: physical damage; water abstraction; introduction of predatory species / fish; agriculture, transport and industrial contamination				Habitats Regulation Assessment (Draft Sites and Policies DPD) May 2013
North Pennine Moors Special Area of Conservation	Features of interest: blanket bog; tufa-forming spring-heads; upland heathland; juniper scrub; old sessile oak woods; acidic rock outcrops; range of Annex 1 habitats. Vulnerabilities: over or under grazing; moorland burning; changes to drainage; forestry; deposition from forestry; farming, waste management and industrial activity; increase in recreational uses; wind farms, communication masts and associated infrastructure.				Habitats Regulation Assessment (Draft Sites and Policies DPD) May 2013
North Pennine Moors Special Protection Area	Features of interest: golden plover (1400 pairs); curlew (3930 pairs); dunlin (330 pairs); hen harriers (11 pairs); merlin (136 pairs); peregrine (15 pairs). Vulnerabilities: as listed for North Pennine Moors SAC plus agricultural intensification on moorland edges; recreation use; pollutants and toxic chemicals; illegal killing and persecution.				Habitats Regulation Assessment (Draft Sites and Policies DPD) May 2013
Biodiversity and habitats outside the district					
Special Areas of Conservation outside of district	<p>Craven Limestone Complex: Features of interest: mosaic of habitats and large variety of species. Habitats including: active raised bog; Molinia caerulea – Crepis paludosa mire; fen systems; calcereous grassland; limestone pavements; petrifying springs. Species including: stoneworts chara; crayfish; bird's eye primrose; broad-leaved cottongrass; hair sedge; alpine and dwarf milkwort; downy currant. Vulnerabilities: intensive grazing; increasing rabbit numbers; quarrying; ecological impacts caused by quarrying, agriculture and industry; disturbance to species by recreation activities.</p> <p>Humber Estuary: Features of interest: coastal plain estuary with high concentrations of suspended sediment from variety of sources. Habitats including: Atlantic salt meadows; sub tidal sandbanks; intertidal mudflats; glasswort beds and coastal lagoons; reed-beds and brackish saltmarsh; mud and sand bars. Species including: river lamprey; sea lamprey; grey seal. Vulnerabilities: sea lamprey in the River Ouse south of York have been found to migrate up river as far as Boroughbridge to spawn.</p> <p>South Pennine Moors: Features of interest: European dry heaths, blanket bogs, old sessile oak woods.</p>				Habitats Regulation Assessment (Draft Sites and Policies DPD) May 2013
Special Protection Areas outside of district	<p>Humber Estuary: extensive wetland and coastal habitats which support over 187,000 waterfowl including breeding and migratory populations of birds listed within Annex 1 Birds Directive. Flats, marshes and coast breeding birds: little tern (63 pairs), marsh harrier (11 pairs) and over wintering: bar tailed godwit (1593), bittern (2), golden plover (29235), hen harrier (20). Estuarine habitats: on passage: redshank (5212), sanderling (1767) and over wintering: dunlin (23605), Knot (33848), redshank (4452), shelduck (4083). Vulnerabilities: sea changes from flood defence management; coastal management schemes which reduce nutrient trapping; industrial activity within intertidal locations; pollution from agriculture, industry and urban areas; disturbance from recreational activities.</p> <p>South Pennine Moors: Features of interest: golden plover (752 pairs), merlin (77 pairs), peregrine (16 pairs), short-eared Owl (25 pairs) and during the breeding season dunlin (140 pairs). Vulnerabilities: recreational activities, over grazing, burning, agricultural intensification.</p>				Habitats Regulation Assessment (Draft Sites and Policies DPD) May 2013

3 Summary of Baseline Position

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Biodiversity and habitats within the district					
The Humber Ramsar designation	Area supports internationally important numbers of various species of breeding, wintering and passage water birds including ringed plover and sanderling. Britain's most south-easterly breeding colony of grey seals. Vulnerabilities: recreational activities, commercial and recreation fishing, livestock grazing and hunting.				Habitats Regulation Assessment (Draft Sites and Policies DPD) May 2013

Table 3.9 Biodiversity and attractive natural environments

9. Minimal Pollution Levels

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Water quality					
% of water bodies with a chemical classification graded as Pass	Total length of water bodies with a chemical classification: 163.74km Total length passing: 64.24km Percentage passing: 39.23% (2009)	<u>Harrogate district in 2009</u> Number of river water bodies: 43 Total river length: 907.23km	Only water bodies at risk from Hazardous Substances and Priority Hazardous Substances have a chemical classification.	Unfavourable The Water Framework Directive has much tighter limits than the previous GQA standards and consequently the quality of the district's rivers are now perceived to be in a less favourable position than before. Much improvement is required.	Environment Agency Contains Environment Agency information © Environment Agency and database right. Request for information under the Freedom of Information Act 2000 (FOIA) / Environmental Information Regulations 2004 (EIR)
% of river water bodies passing (good or better) the Water Framework Directive Ecological classification	2009 number of river water bodies in each status group: High: 0 Good: 6 Moderate: 33 Poor: 3 Bad: 1 (Note: high is the best classification, bad is the worst.) Total length passing (good or better): 64.03km Percentage passing: 7.06%	2009: Number of river water bodies: 43 Total river length: 907.23km	Rivers lakes, groundwater and canals are now classified using the Water Framework Directive. This is carried out on a six yearly cycle; the next cycle will start in 2015.	Unfavourable The Water Framework Directive has much tighter limits than the previous GQA standards and consequently the quality of the district's rivers are now perceived to be in a less favourable position than before. Much improvement is required.	Environment Agency Contains Environment Agency information © Environment Agency and database right. Request for information under the Freedom of Information Act 2000 (FOIA) / Environmental Information Regulations 2004 (EIR)
% of ground water bodies passing (good or better) the Water Framework Directive ecological classification	All classified as being: Poor chemical status and good quantitative status. In order to protect the quality of groundwater the EA has defined Source Protection Zones (SPZs).	Groundwater bodies in Harrogate district covered by the Water Framework Directive: <ul style="list-style-type: none"> ● SUNO Millstone Grit and Carboniferous Limestone ● SUNO Magnesian Limestone ● SUNO Sherwood Sandstone ● Wharfe and Lower Ouse Millstone Grit and Carboniferous Limestone 	Groundwater bodies are now classified using the Water Framework Directive. This is carried out on a six yearly cycle; the next cycle will start in 2015.	Unfavourable The Water Framework Directive has much tighter limits than the previous GQA standards and consequently the quality of the district's rivers are now perceived to be in a less favourable position than before.	Environment Agency-following Scoping Report consultation.
Air quality					

3 Summary of Baseline Position

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Water quality					
Number of sites that breach air quality objectives	<p>2014</p> <p>Knaresborough AQMA: 3 Ripon AQMA: 2 Other: 2</p>	<p>Air Quality objectives set out in the Air Quality (England) Regulations 2000 (SI 928), The Air Quality (England) (Amendment) Regulations 2002 (SI 3043) for:</p> <ul style="list-style-type: none"> ● Benzene ● 1, 3-butadiene ● Carbon Monoxide ● Lead ● Nitrogen Dioxide ● Particulate matter ● Sulphur Dioxide 	In general the concentrations of pollutants have decreased across the district.	<p>Unfavourable- improving</p> <p>Air Quality Management Areas (AQMAs) were declared in Knaresborough and Ripon on 26 November 2010. An Air Quality Action Plan is in place and provides measures to work towards the air quality objectives. However, at present the nitrogen dioxide annual mean objectives are still being exceeded.</p> <p>Breach at Woodlands Pub on Wetherby Road in Harrogate: It is proposed to continue monitoring to assess the impact of the junction works carried out by North Yorkshire County Council.</p>	2015 Updating and Screening Assessment (Harrogate Borough Council, 2015)
Land, noise, light and vibration					
	No indicator yet established as enforcement enquiries fluctuate rapidly.			<p>Areas causing frequent complaints include:</p> <p>Harrogate town centre night economy and issues regarding noise for in-town residents.</p>	Feedback from Environmental Health officers, HBC

Table 3.10 Minimal Pollution Levels

10. A Transport Network that Maximises Access Whilst Minimising Detrimental Impacts

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Car Usage					
Levels of car ownership in households	<u>Harrogate district 2011</u> No car/van: 11,032 (16.4%) 1 car/van: 28,621 (42.6%) 2 cars/vans: 21,317 (31.7%) 3+ cars/vans: 6,199 (9.3%)	<u>Yorkshire & Humber 2011</u> No car/van: 27.6% 1 car/van: 42.9% 2 cars/vans: 23.5% 3+ cars/vans: 6.1% <u>England 2011</u> No car/van: 25.8% 1 car/van: 42.2% 2 cars/vans: 24.7% 3+ cars/vans: 7.4%	<u>Harrogate district 2001</u> No car/van: 11,197 (18%) 1 car/van: 27,739 (44%) 2 cars/vans: 19,395 (31%) 3+ cars/vans: 4,745 (8%) Percentages have been rounded	Car ownership continues to increase with only about 16% of the district's households without access to a car or van compared to roughly a quarter within the region and nationally. The number of households with multiple cars or vans (41%) is also much higher than regionally (29.6%) or nationally (32.1%). High levels of ownership ought to reduce the potential for social isolation but also makes the use of cars for a greater proportion of a household's journeys more likely. This is likely to lead to increased congestion and pollution (with local and non-local impacts) and suggests that consideration should be given to measures that manage demand for road space and encourage modal shift to sustainable methods.	2011 Census (Office of National Statistics)
Method of travel to work (%)	<u>Harrogate district 2011</u> Driving a car/van: 57.6% Passenger in car/van: 4.8% Bus: 3.8% Train: 2.5% Bicycle: 2.1% On foot: 12.8% Work from home: 15.2% All other methods: 1.3%	<u>Yorkshire and Humber 2011</u> Driving a car/van: 58.1% Passenger in car/van: 6.3% Bus: 8.4% Train: 2.7% Bicycle: 2.5% On foot: 10.9% Work from home: 9.4% All other methods: 1.8% <u>England and Wales 2011</u> Driving a car/van: 54.4% Passenger in car/van: 5.0% Bus: 7.2% Train: 8.7% Bicycle: 2.8% On foot: 9.8% Work from home: 10.4% All other methods: 1.8%	<u>Harrogate district 2001</u> Driving a car/van: 58.5% Passenger in car/van: 5.8% Bus: 4.0% Train: 1.6% Bicycle: 2.3% On foot: 13.7% Work from home: 12.6%	Unfavourable. The numbers of residents driving a car/van to work has remained largely the same but the numbers travelling as a passenger have decreased. This is a concern because, as the figures for distance travelled to work (Table 14) show, a significant proportion of residents travel only a short distance to work. Use of buses is much lower than within the region or across the country, perhaps reflecting the poor provision of buses in the district, and has decreased further. Train travel has seen a sharp increase with around 60% more people travelling in this way. Travel on foot has decreased. Some of the negative changes highlighted may be explained by a larger number of people now working from home.	2011 Census (Office of National Statistics)
Commuting by car: origins and destinations	<u>2011</u> Map 2 shows the commuting destinations of Harrogate district residents who travel to work by car. Map 3 shows the commuting origins of people who work in Harrogate district and travel to work by car.			Map 2 indicates that the largest number of the district's residents who drive to work work within the district- predominantly in Harrogate, Knaresborough and Ripon (including the north-east of the district), close to the district-Wetherby, or Leeds city centre. Map 3 indicates that the largest numbers of people who drive to work at locations in the district also live in the district, predominantly around Harrogate, Knaresborough, Ripon,	2011 Census (Office of National Statistics)

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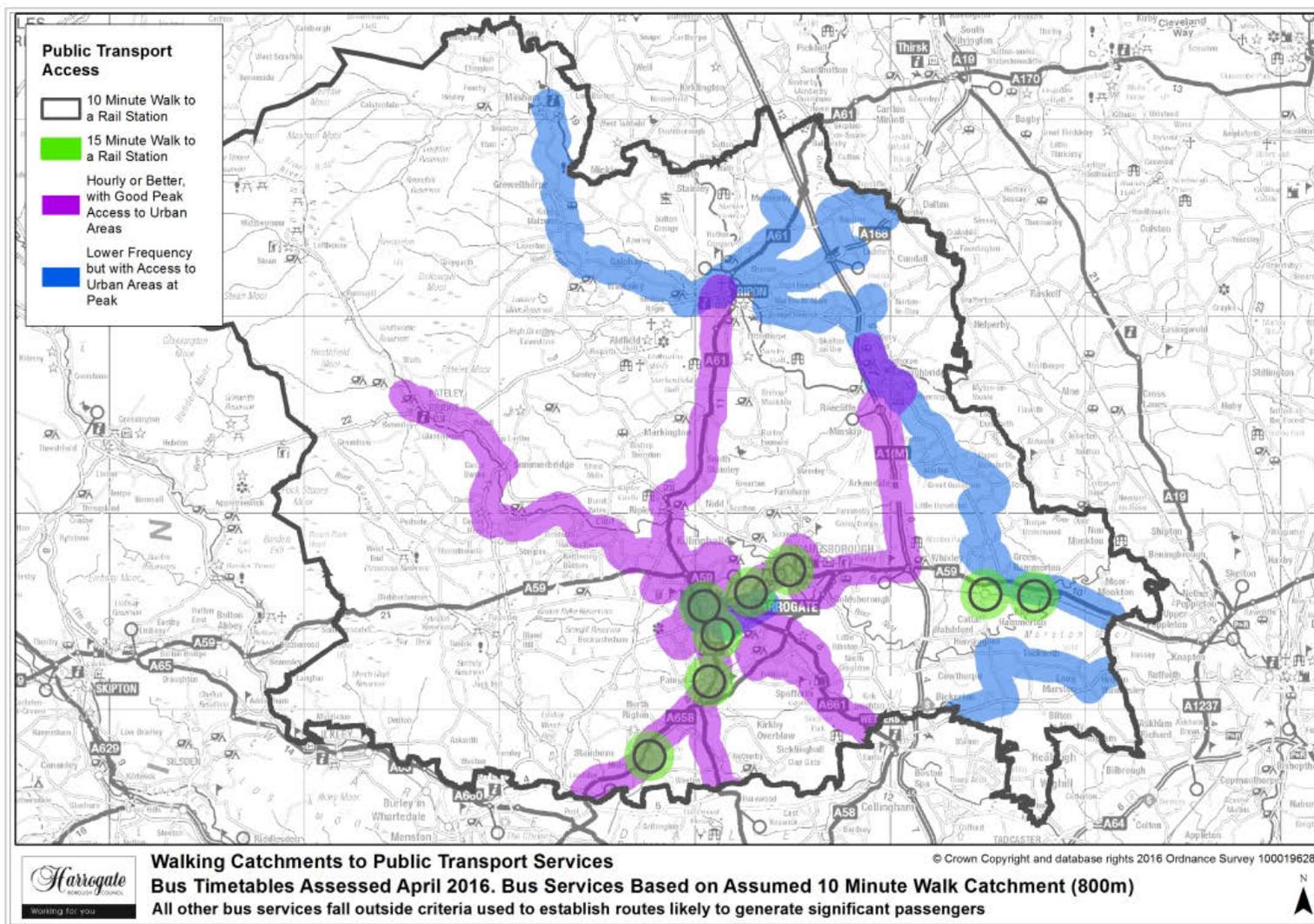
Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source						
Car Usage											
				Boroughbridge and the Nidd valley. It also shows that greater numbers drive to the district from adjacent areas to the north and east including Thirsk than from areas to the south.							
Availability and usage of non-car network											
Passenger numbers (rail and bus) / availability of services	Entries and Exits by Year			Favourable In 2014/15 all stations have continued to experienced growth in passenger numbers with the exception of Starbeck and Hammerton where there have been slight reductions but the overall trend remains upward.	Estimates of Station Usage (Office of Rail Regulation, 2015)						
	Station	2007-08	2008-09			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
	Harrogate	1,180,509	1,204,486			1,220,324	1,294,010	1,371,658	1,361,466	1,442,226	1,584,610
	Knaresborough	245,422	257,714			277,722	302,776	325,872	331,308	339,946	353,704
	Hornbeam Park	226,409	248,600			245,626	255,484	269,622	279,934	308,478	346,270
	Starbeck	125,634	132,056			145,622	160,872	161,362	167,100	173,918	172,856
	Pannal	98,041	106,460			113,412	125,838	129,618	130,258	139,694	156,196
	Weeton	57,762	64,516			62,080	63,738	60,374	61,378	64,476	70,522
	Cattal	46,806	44,946			47,234	53,188	52,552	55,780	56,962	59,948
Hammerton	22,386	24,402	22,756	26,020	25,264	25,152	28,966	27,218			
Proportion of residents who cycle (any length) for utility purposes	Harrogate district 2013/14 1x per month: 5.6% 1x per week: 3.1% 3x per week: 0.1% 5x per week: 0% TOTAL (any frequency): 8.8%	North Yorkshire: 2013/14 1x per month: 5.5% 1x per week: 3.6% 3x per week: 1.6% 5x per week: 0.7% TOTAL (any frequency): 11.4% England 1x per month: 6.5% 1x per week: 4.5% 3x per week: 2.6% 5x per week: 1.6% TOTAL (any frequency): 15.2%	Harrogate district 2012/13 1x per month: 4.2% 1x per week: 2.1% 3x per week: 1.4% 5x per week: 0.2% TOTAL (any frequency): 7.9%	Unfavourable The total proportion of the district's residents who cycle for utility purposes is substantially lower than the proportion nationally, and significantly lower than the proportion within the county- a more realistic comparison. Nevertheless, the proportion has increased since 2013/14. Although this increased in the overall total is to be welcomed, the proportion of people who cycle more than once a week has reduced to almost none suggesting that very few people cycle for utility purposes as part of their day-to-day behaviour.	Walking and cycling statistics tables: Table CW0321 (Department for Transport, 2015)						

Summary of Baseline Position 3

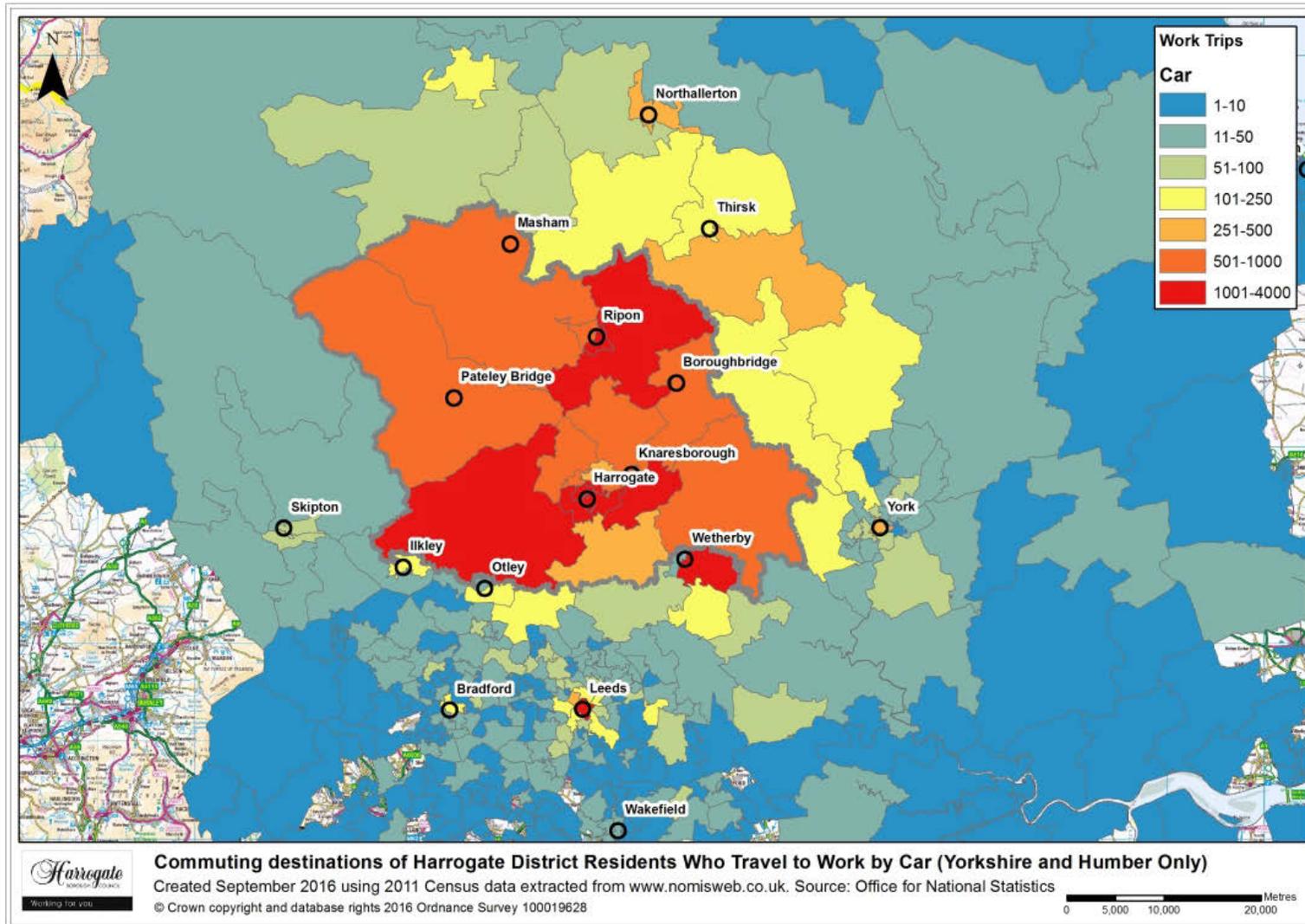
Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Car Usage					
Commuting by non-car modes: origins and destinations	<p><u>2011</u></p> <p>Train: Map 4 shows the commuting destinations of Harrogate district residents who travel to work by train. Map 5 shows the commuting origins of people who work in Harrogate district and travel to work by train.</p> <p>Bus: Map 6 shows the commuting destinations of Harrogate district residents who travel to work by bus. Map 7 shows the commuting origins of people who work in Harrogate district and travel to work by bus.</p> <p>Bicycle: Map 8 shows the commuting destinations of Harrogate district residents who travel to work by bike. Map 9 shows the commuting origins of people who work in Harrogate district and travel to work by bike.</p>			<p>Map 4 shows that a large number of residents travelling by train work in central Leeds; Harrogate and Knaresborough and central York are also popular destinations. Interestingly, when combined, it shows that people also use trains for the main part of journeys to destinations that are some distance from rail stations e.g. Broughton Hall outside Skipton. Map 5 shows that people travel to work in the district by train from a large number of places, including shorter journeys that also start in the district.</p> <p>Map 6 indicates that the most popular destinations for bus travel to work are Harrogate and central Leeds, other parts of Harrogate as well as Knaresborough are also popular. Map 7 indicates that most bus journeys to work locations in the district also originate in the district. Bus travel is most popular for Harrogate suburbs, areas north of Harrogate and east of Ripon.</p> <p>Map 8 shows that the most popular cycle destinations are outer suburbs of Harrogate, western Ripon and areas to the north and east of Ripon. Map 9 shows the most popular cycle origins are also the outer suburbs of Harrogate and western Ripon.</p>	<p>2011 Census (Office of National Statistics)</p>

Table 3.11 A Transport Network that Maximises Access Whilst Minimising Detrimental Impacts

3 Summary of Baseline Position

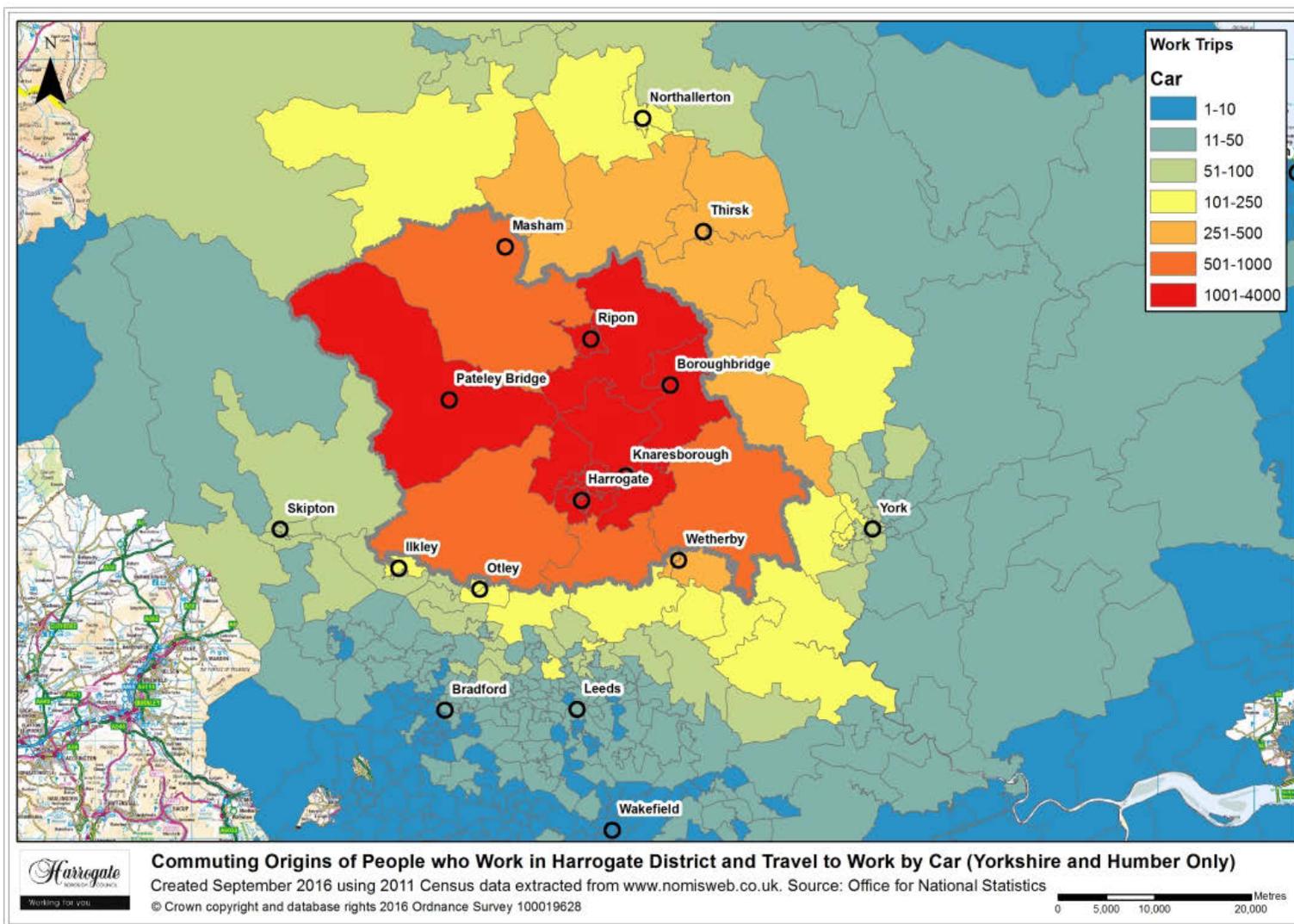


Map 3.1 Public Transport Accessibility

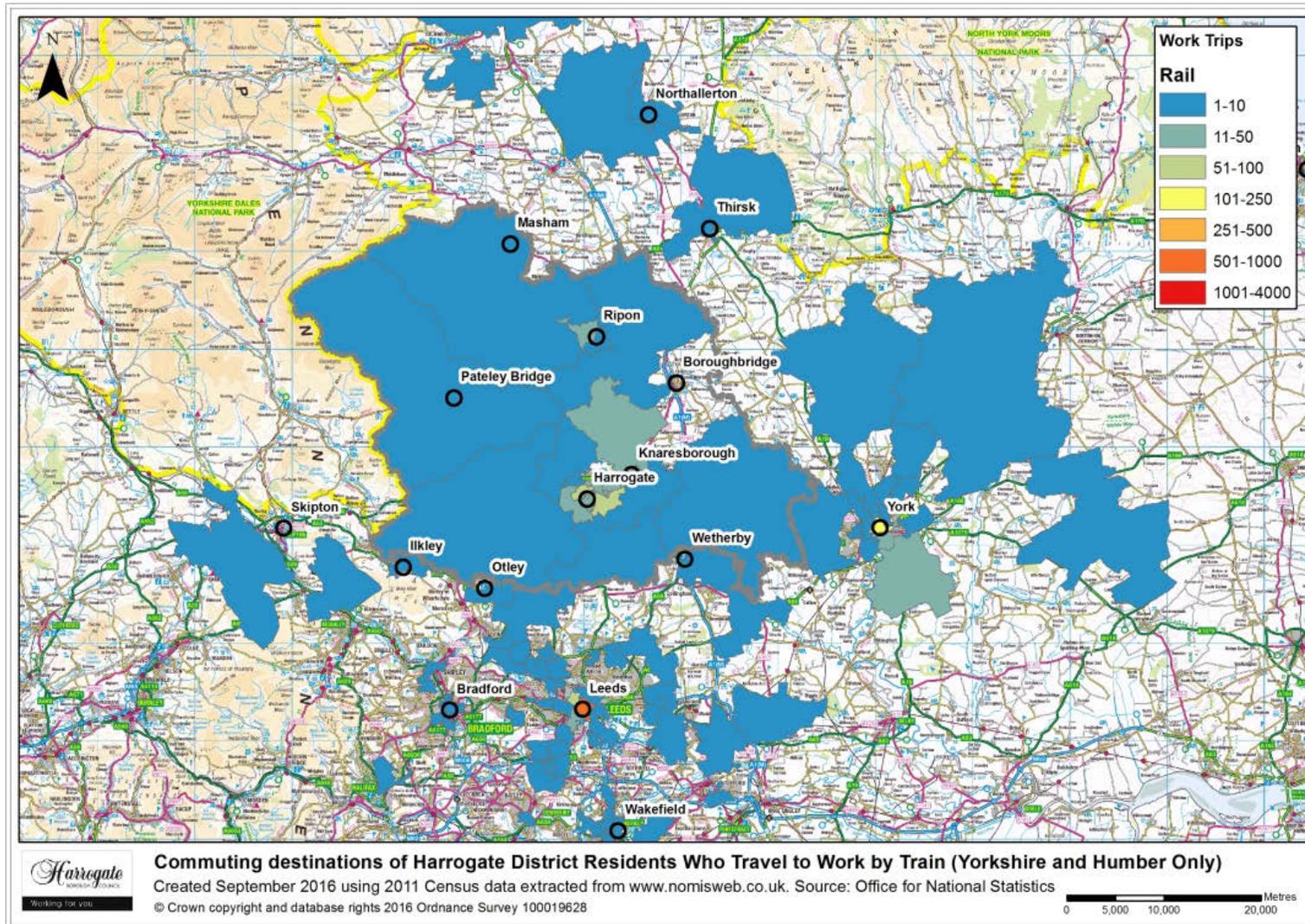


Map 3.2 Commuting destinations of Harrogate district residents who travel to work by car.

3 Summary of Baseline Position

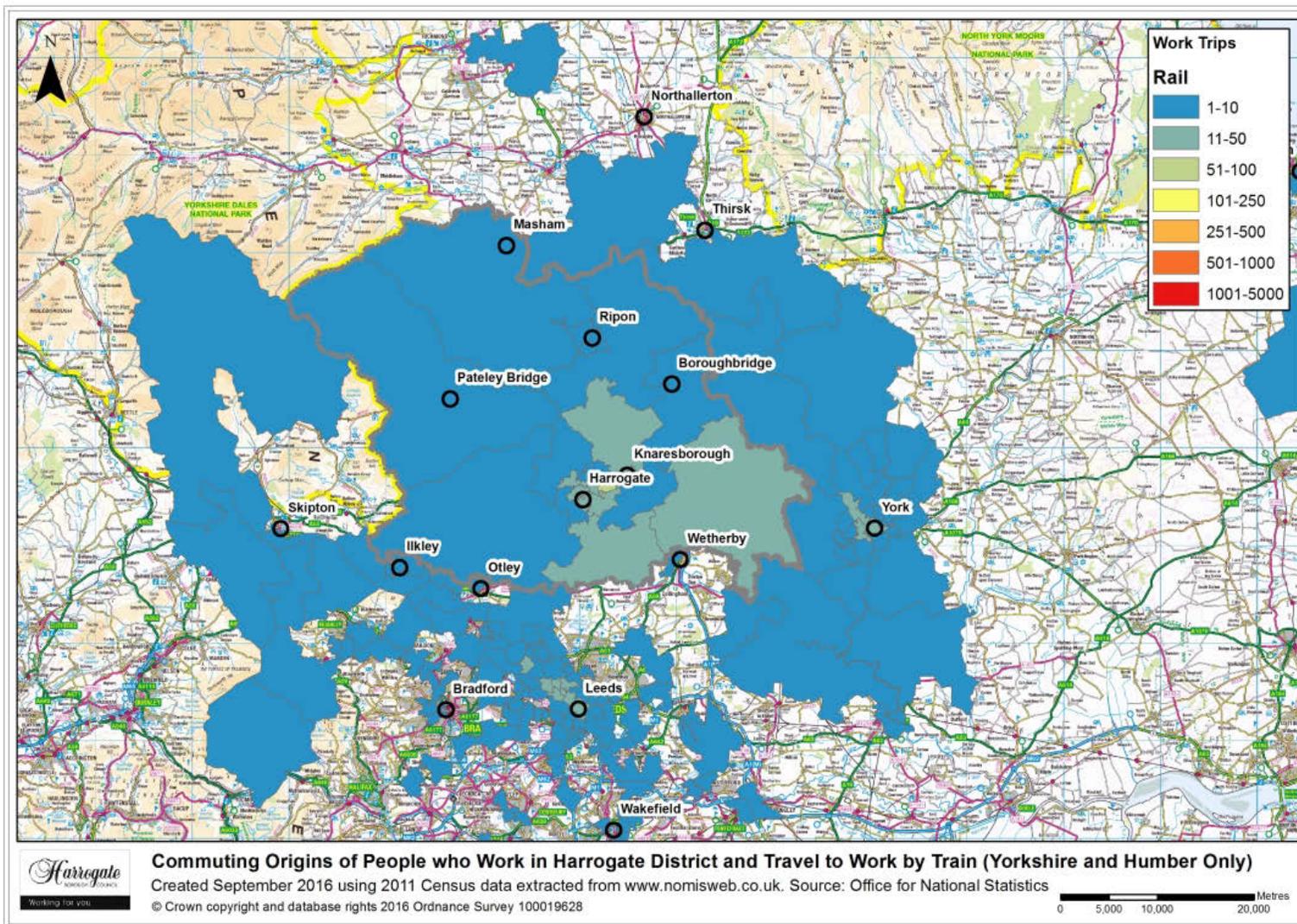


Map 3.3 Commuting origins of people who work in Harrogate district and travel to work by car.

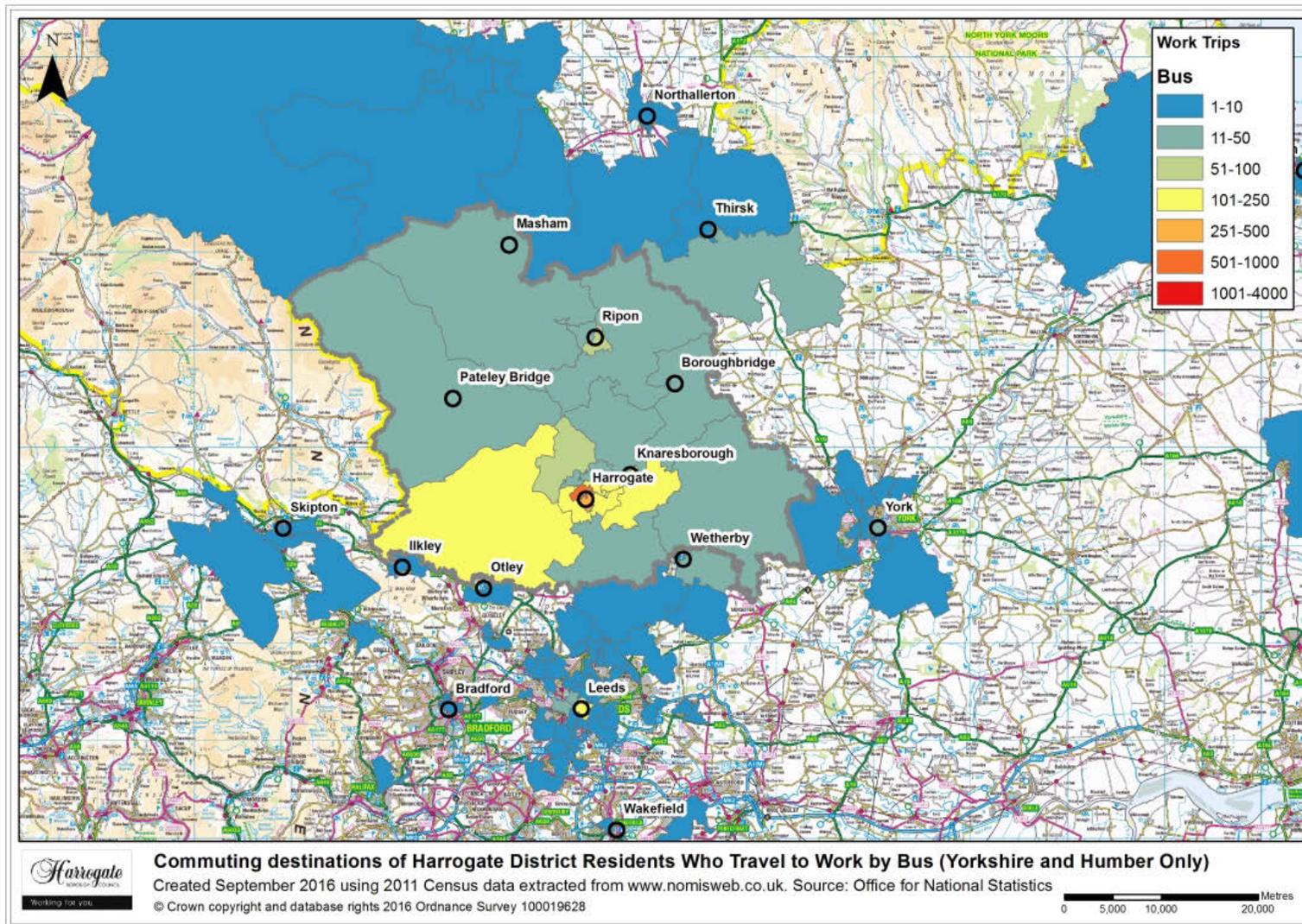


Map 3.4 Commuting destinations of Harrogate district residents who travel to work by train.

3 Summary of Baseline Position

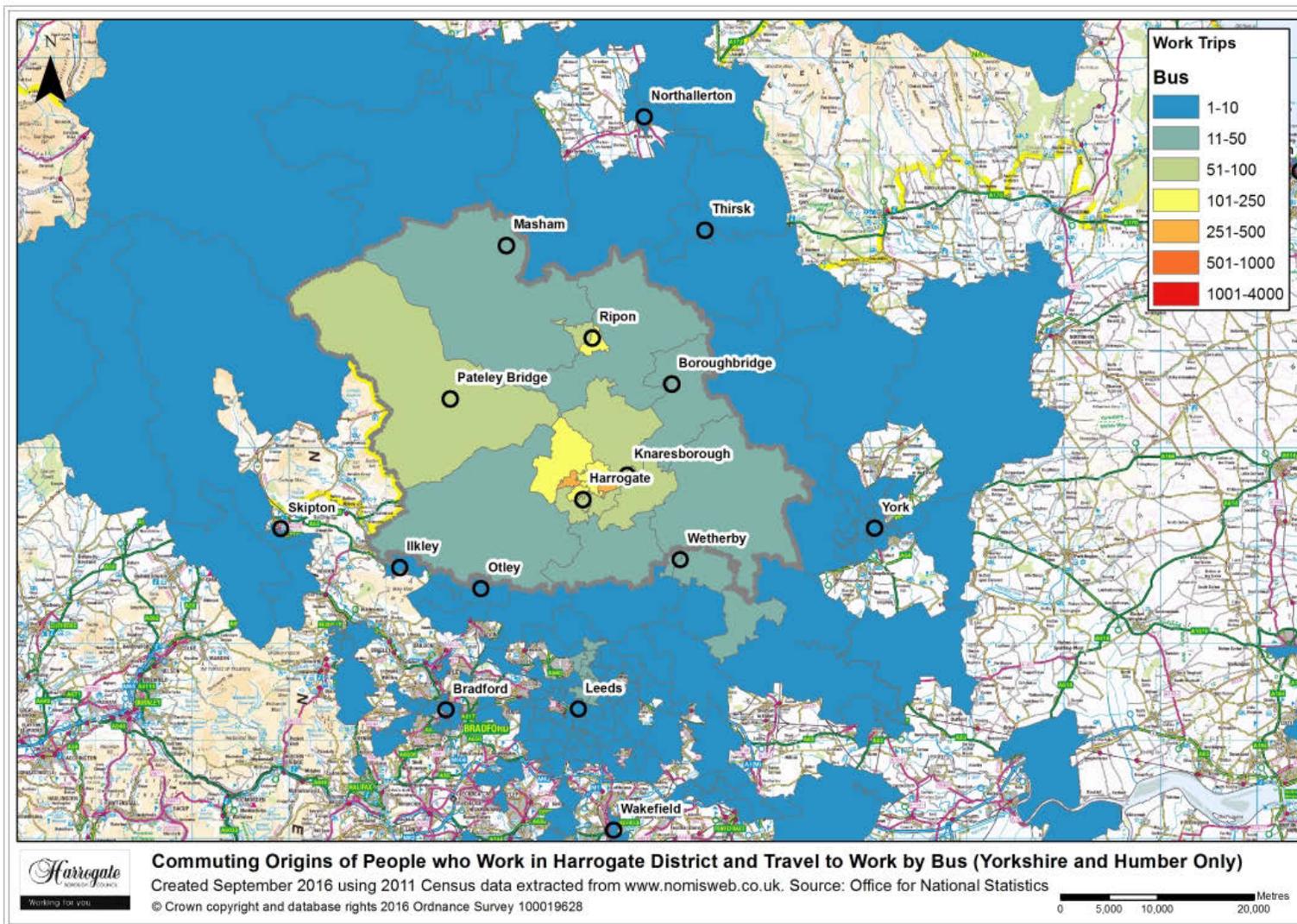


Map 3.5 Commuting origins of people who work in Harrogate district and travel to work by train.

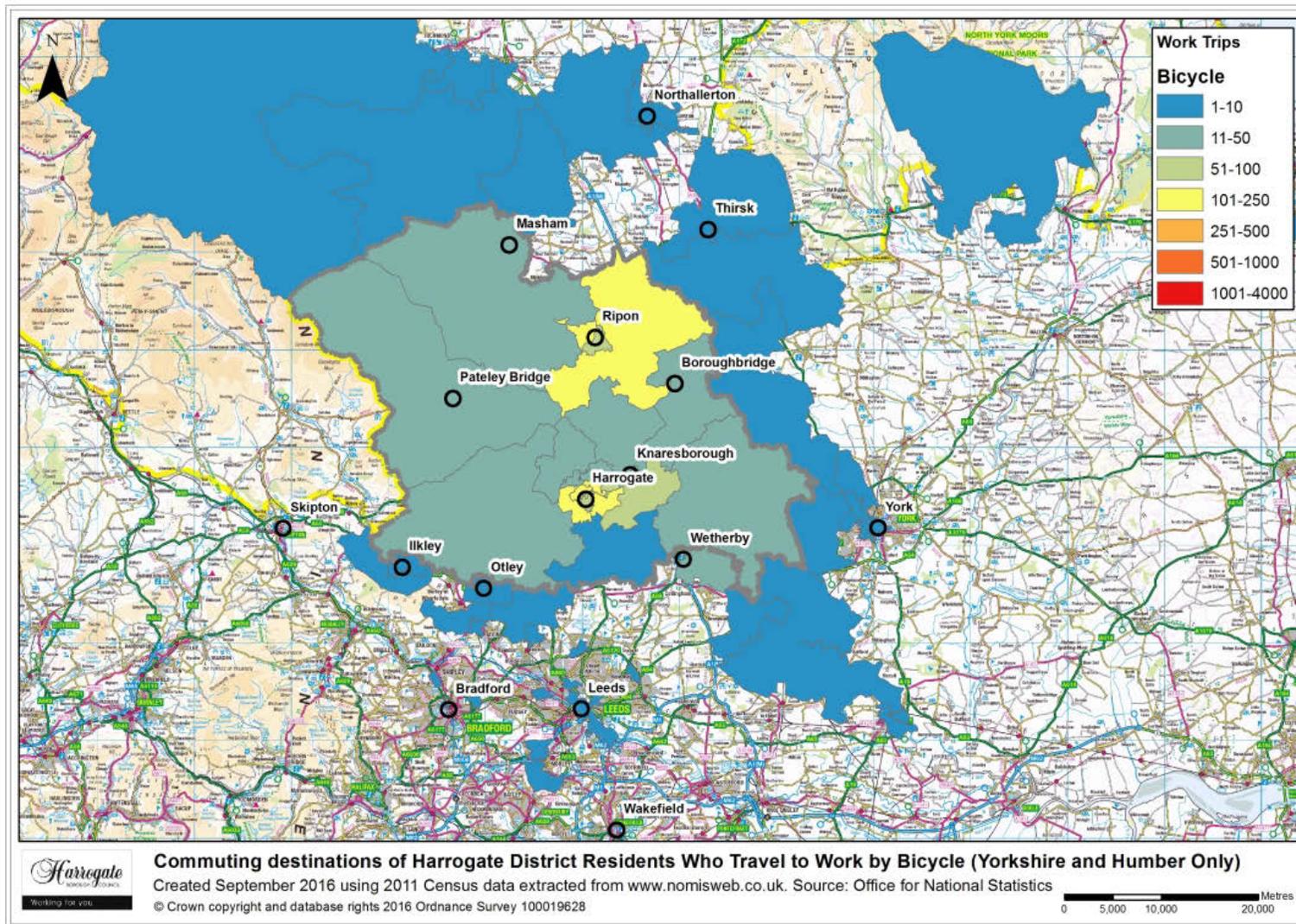


Map 3.6 Commuting destinations of Harrogate district residents who travel to work by bus.

3 Summary of Baseline Position

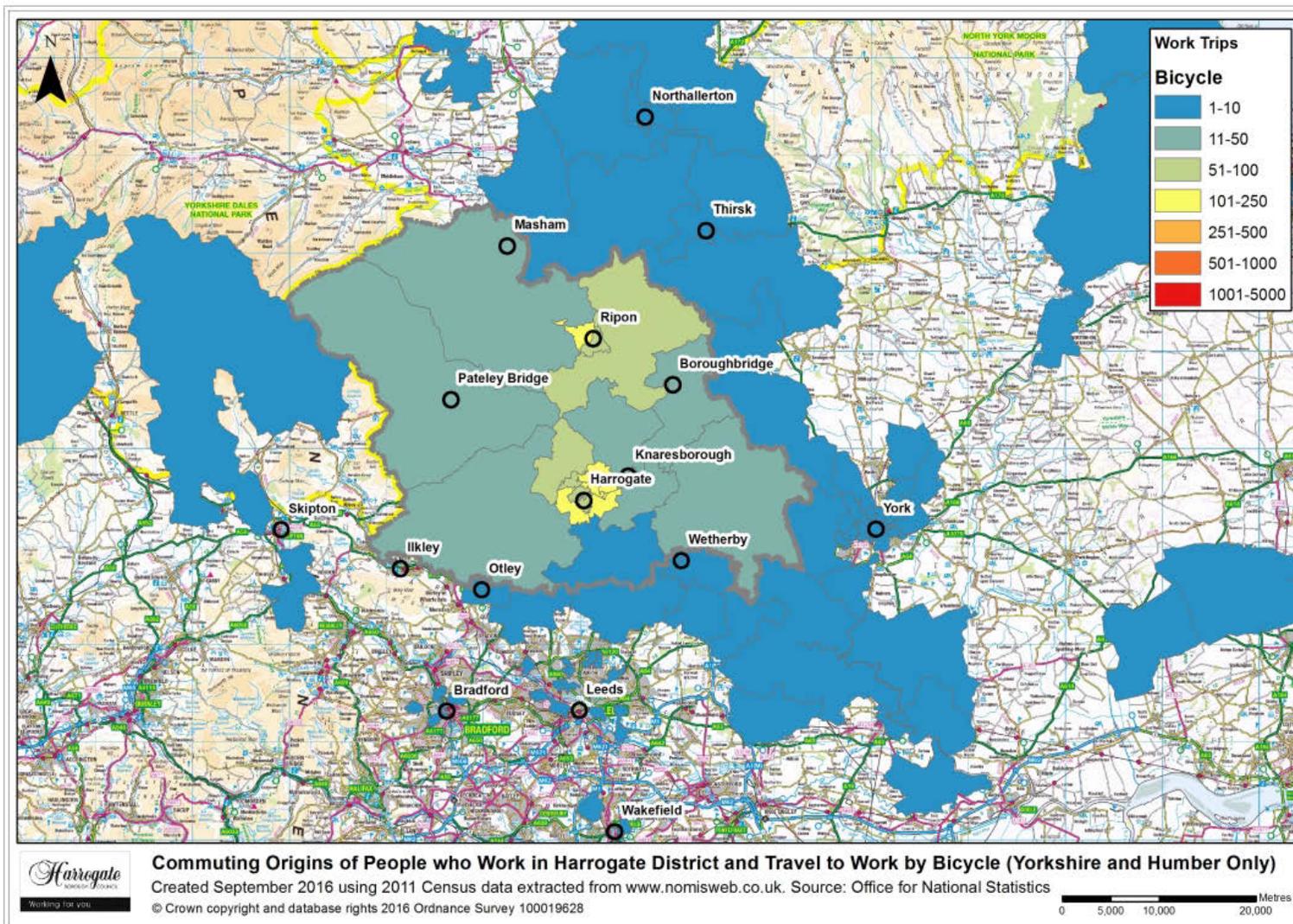


Map 3.7 Commuting origins of people who work in Harrogate district and travel to work by bus.



Map 3.8 Commuting destinations of Harrogate district residents who travel to work by bicycle.

3 Summary of Baseline Position



Map 3.9 Commuting origins of people who work in Harrogate district and travel to work by bicycle.

11. Minimise Greenhouse Gas Emissions and a Managed Response to Climate Change

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Greenhouse gas emissions					
Number of sites that breach Air Quality objectives	Refer to 3.9 9. Minimal Pollution Levels.				
Flooding					
Number of planning permissions granted within the district contrary to Environment Agency (EA) advice on grounds of flood defence	In 2014/15 there were no applications granted contrary to EA advice		2013/14: 0 (AMR 2014) 2012/13: 0 (AMR 2013) 2011/12: 0 (AMR 2012)	Favourable. No issues identified.	Annual Monitoring Report (AMR) 2015 (Harrogate Borough Council)

Table 3.12 11. Minimise greenhouse gas emissions and a managed response to climate change

3 Summary of Baseline Position

12. Prudent and efficient use of energy and natural resources with minimal production of waste

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source																								
Use of raw materials																													
Household energy use (gas and electricity as used per household)	<p><u>Harrogate district in 2014:</u></p> <p>Average domestic electricity consumption: 4,358kwh</p> <p>Average domestic gas consumption: 15,810gwh</p>	<p><u>Yorkshire and the Humber</u></p> <p>Average domestic electricity consumption</p> <p>2014: 3,679kwh; 2011: 3,613kwh</p> <p><u>England</u></p> <p>Average domestic electricity consumption</p> <p>2014: 3,972kwh; 2011: 3,77kwh</p> <p><u>Yorkshire and the Humber</u></p> <p>Average domestic gas consumption</p> <p>2014: 16,656gwh; 2011: 14,785gwh</p> <p><u>England</u></p> <p>Average domestic gas consumption</p> <p>2014: 13,226gwh; 2011: 14,173gwh</p>	<p>Average domestic electricity consumption:</p> <p>2011: 4,192kwh 2009: 4,168kwh 2007: 4,303kwh</p> <p>Average domestic gas consumption:</p> <p>2011: 16,887gwh 2009: 17,571gwh 2007: 20,044gwh</p>	<p>Unfavourable</p> <p>The average consumption of both gas and electricity in the Harrogate district is above the national average (electricity consumption is also above the regional average). After reducing from 2007 to 2009, consumption of electricity has steadily risen over the last five years and is now above 2007 levels. Consumption of gas has continued to fall.</p>	<p>Department of Energy and Climate Change</p>																								
Average energy efficiency of housing (max 100)	Refer to Table 1 Quality housing available																												
Refuse (tonnes)	<p><u>2014-15</u></p> <p>Refuse landfilled (tonnes): 34,037</p> <p>Refuse recycled or composted (tonnes): 24,009</p> <p>Refuse recycled or composted (%): 41.36</p>	<table border="1"> <thead> <tr> <th></th> <th>2010-11</th> <th>2011-12</th> <th>2012-13</th> <th>2013-14</th> </tr> </thead> <tbody> <tr> <td>Refuse landfilled (tonnes)</td> <td>40,290</td> <td>37,199</td> <td>36,981</td> <td>34,127</td> </tr> <tr> <td>Refuse recycled or composted (tonnes)</td> <td>19,662</td> <td>20,357</td> <td>19,770</td> <td>22,968</td> </tr> <tr> <td>Total amount of refuse (tonnes)</td> <td>59,952</td> <td>57,556</td> <td>56,751</td> <td>57,095</td> </tr> <tr> <td>Refuse recycled or composted (%)</td> <td>32.78</td> <td>34.87</td> <td>34.84</td> <td>40.23</td> </tr> </tbody> </table> <p>Table 3.14</p>		2010-11	2011-12	2012-13	2013-14	Refuse landfilled (tonnes)	40,290	37,199	36,981	34,127	Refuse recycled or composted (tonnes)	19,662	20,357	19,770	22,968	Total amount of refuse (tonnes)	59,952	57,556	56,751	57,095	Refuse recycled or composted (%)	32.78	34.87	34.84	40.23	<p>Unfavourable but improving</p> <p>Unfavourably, the total amount of refuse generated has increased after several years of declines. Nevertheless, the proportion of refuse that is being recycled and composted continues to increase and has seen a significant increase in the last year.</p>	<p>Parks and Environmental Services Team, Harrogate Borough Council</p>
	2010-11	2011-12	2012-13	2013-14																									
Refuse landfilled (tonnes)	40,290	37,199	36,981	34,127																									
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Efficient use of land																													

Summary of Baseline Position 3

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Use of raw materials					
% of residential development completed on previously developed (brownfield) land	2014/15: 77%	There is a percentage target of 70% within the adopted Core Strategy (2009) Policy SG1. This target may be revised as part of the production of a new Local Plan.	2013/14: 72% 2012/13: 73% 2011/12: 81% 2010/11: 61% 2009/10: 66.6% 2008/09: 66.6% 2007/08: 67.3% 2006/07: 81% 2005/06: 67%	Favourable	Annual Monitoring Report (AMR) 2015 (Harrogate Borough Council)
% of employment development completed on previously developed (brownfield) land	2014/15: 0%	No target.	2013/14: 0% 2012/13: 100% 2011/12: 38% 2010/11: 39% 2009/10: 100% 2008/09: 100%	Unfavourable	Annual Monitoring Report (AMR) 2015 (Harrogate Borough Council)
Percentage of dwellings completed at: less than 30 dwellings per hectare (dph); 30 - 50 dph; greater than 50 dph	<u>2014/15</u> Permissions in the period (rather than completed dwellings) on large sites (10 or more dwellings): < 30dph: 18.96% 30 - 50dph: 79.93% > 50dph: 1.09%	The adopted Core Strategy (2009) sets out a minimum target of 30 dwellings per hectare. This target may be revised as part of the production of a new Local Plan.	<u>Completions 2012/13</u> < 30dph: 42% 30-50dph: 44% > 50dph: 36%	Data from previous years were unfavourable and showed that a substantial percentage of dwellings were developed at a density lower than 30dph. The more recent data relates to permissions rather than completions and, as such, cannot be relied upon to show what has been delivered as a permission may be varied through a new planning application before the dwellings are built. Nevertheless they show that less than 20% of the dwellings permitted are planned to be built at a density lower than 30dph. However this more recent data are not directly comparable with the earlier because they only relate to sites delivering 10 or more dwellings and the trend may not be a positive as that suggested because it is the smaller sites that are more likely to be built at lower densities.	Calculated using data in: Annual Monitoring Report (AMR) 2015 (Harrogate Borough Council)
Long term (1) vacant dwellings	<u>2015</u> Harrogate district: 811	<u>2015</u> Craven: 321 Hambleton: 393 Richmondshire: 325 Ryedale: 233 Scarborough district: 733 Selby district: 308	2014: 709 2013: 768 2012: 840 2011: 860 2010: 933 2009: 860 2008: 1034	Unfavourable. Although the long-term trend for the level of vacant dwellings in the district has been favourable i.e. numbers have been falling, 2015 has seen an increase- the first in five years	Dwelling Stock Estimates: 2015, England (DCLG, 2016)

3 Summary of Baseline Position

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Use of raw materials					
Amount of best and most versatile agricultural land	<p>Harrogate district (figures from a national dataset, downloaded 26/02/2014):</p> <p>Grade 1 = 850 hectares Grade 2 = 25243 hectares Grade 3 = 41852 hectares</p> <p>Approximately 20% of the district is excellent or very good (grades 1 or 2)</p>	<p>Grade 1: Excellent Grade 2: Very good Grade 3a: Good Grade 3b: Moderate</p> <p>Grade 4: Poor Grade 5: Very poor</p> <p>Best and most versatile is grades 1, 2 and 3a</p>	No previous data available.	Due to a lack of reliable information showing whether grade 3 land is grade 3a or 3b it is not possible to identify the extent of 'best and most versatile' agricultural land	Natural England Agricultural Land Classification

Table 3.13 12. Prudent and efficient use of energy and natural resources with minimal production of waste

1. unoccupied and substantially unfurnished for over six months

13. Protect and Enhance the Historic Environment

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Features of historical value					
Number of designated heritage assets	<p><u>2015</u></p> <p>Listed buildings: 2268; of which:</p> <p>49 are Grade 1; 113 are Grade 2*; 2106 are Grade 2</p> <p>Scheduled monuments: 169</p> <p>Registered parks and gardens: 12; of which: 2 are Grade 1; 3 are Grade 2* 7 are Grade 2</p> <p>Conservation areas: 53</p> <p>World heritage sites: 1</p> <p>Registered battlefields: 3</p>		<p>2016: This indicator has been expanded to record the number of all designated heritage assets. Previously data was only collected on the assets listed below:</p> <p><u>2010</u></p> <p>Listed buildings: 2267; of which: 49 are Grade 1; 113 are Grade 2*; 2105 are Grade 2 Scheduled monuments: 171 Conservation areas: 52</p> <p><u>2004</u></p> <p>Listed buildings: 2230; of which: 50 are Grade 1; 110 are Grade 2*; 2070 are Grade 2 Scheduled monuments: unknown Conservation areas: 52</p>	<p>Favourable- static</p> <p>The number of designated heritage assets in the district has remained relatively constant. In 2012 an additional conservation area was designated in Starbeck. The reason for the loss of two scheduled monuments is unknown although it is thought that this may be a result of removing the scheduling where a structure has previously been both scheduled and listed, rather than because former scheduled monuments have been lost.</p>	The National Heritage List for England (Historic England) presented in Heritage counts 2015 (Historic England, 2015)
Number of designated heritage assets on the 'heritage at risk' register	<p><u>2015</u></p> <p>Total: 22; of which: 8 are buildings or structures 1 is a place of worship 9 are archaeology 3 are registered parks and gardens 1 is a battlefield</p>		<p>Previous reports did not provide detail on the entries at risk, instead they only identified the total number of entries:</p> <p>2014: 28 at risk 2013: 28 at risk 2012: 28 at risk 2011: 32 at risk</p>	<p>Unfavourable- improving</p> <p>The trend since 2011 shows a gradual reduction in the number of heritage at risk entries. In particular, in the last year there has been a notable reduction in entries. Nevertheless a quarter of the district's registered parks and gardens and a third of the district's battlefields remain at risk.</p>	Heritage at risk programme (Historic England) presented in Heritage counts 2015 (Historic England, 2015)
Loss or damage to the significance of the world heritage site (WHS): Number of planning applications within the WHS or buffer zone permitted despite objection from The National Trust and/or Historic England	<p>Number of applications objected to (and the outcomes):</p> <p>2012: 2 objections (1 application withdrawn, 1 application refused)</p> <p>2011: 1 objection (1 application refused)</p>			<p>Favourable</p> <p>Since 2011 the local planning authority have not permitted applications within the world heritage site or its buffer zone where there has been a sustained objection from The National Trust or Historic England. Data for periods prior to 2011 is not available.</p>	<p>Data unpublished; provided by The National Trust, 2016.</p> <p>Future data will be sought from updates of the Fountains Abbey World Heritage Site Management Plan Monitoring Reports</p>

Table 3.15 13. Protect and enhance the historic environment

3 Summary of Baseline Position

14. Economic Aims

Indicator	Quantified data	Comparators and Targets	Trend (HBC)		Issues Identified	Source
Employment Opportunities						
Unemployment rate (Note: This is a modelled figure that provides a truer reflection of economic activity than using the number of people claiming Jobseeker's Allowance)	2015: 2.1%	Yorkshire and the Humber (2015): 6% Great Britain (2015): 5.2%	2014: 2.8% 2013: 3.3% 2012: 4.5%		Favourable and improving This modelled rate of unemployment shows a continuing improvement in economic activity in the Harrogate district. Unemployment rates in the district are significantly lower than both regional and national averages.	Office for National Statistics, 2015
Job vacancies					The job vacancy data shows that the district's economy is diverse. Overall the number of vacancies increased from 2014 to 2015, suggesting a strengthening economy. The sectors with the most vacancies are health and social care, and accommodation and food services- the latter being particularly indicative of the district's reliance on tourism and other lower value sectors. The most recent figure, however, show strong growth in higher value sectors.	Labour Insight (Burning Glass)
	Industry		2015	2014		
	C: Manufacturing		677	401		
	F: Construction		92	68		
	G: Wholesale and retail trade; repair of motor vehicles and motorcycles		590	515		
	H: Transportation and storage		70	45		
	I: Accommodation and food service activities		765	572		
	J: Information and communication		602	326		
	K: Financial and insurance activities		183	145		
	L: Real estate activities		42	50		
	M: Professional, scientific and technical activities		490	264		
	N: Administrative and support service activities		383	216		
	O: Public administration and defence; compulsory social security		947	118		
	P: Education		522	346		
	Q: Human health and social work activities		2,181	1,604		
	R: Arts, entertainment and recreation		110	36		
	S: Other service activities		75	142		

Summary of Baseline Position 3

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Employment Opportunities					
	Industry T: Activities of households as employers; undifferentiated goods and services producing activities of households for own use		2015 10	2014 Not known	
Distance travelled to work	2011 Less than 2km 2km to less than 5km 5km to less than 10km 10km to less than 20km 20km to less than 30km 30km to less than 40km 40km to less than 60km 60km and over Work mainly from home Other Total distance (km) Average distance (km)	17,691 12,864 7,742 11,045 7,440 2,801 1,289 2,623 12,145 5,762 1,073,201.8 16.9	22% 16% 10% 14% 9% 3% 2% 3% 15% 7%	Favourable. The majority of Harrogate district residents (53%) either work at home or travel less than 5km to work.	Census 2011 (Office for National Statistics, 2011)
Earnings (full-time gross weekly pay) by residence	2015: £518	<u>Yorkshire and the Humber</u> 2015: £480.50 2013: £479.10 2012: £465.20 <u>Great Britain</u> 2015: £529.60 2013: £518.10 2012: £508.30	2014: £487.10 2013: £507.40 2012: £480.10	Favourable. Average earnings of people living in the district are once again increasing after a fall in 2014. They are higher than the regional average but lower than the national average.	Annual Survey of Hours and Earnings (Office for National Statistics)
Earnings (full-time gross weekly pay) by workplace	2015: £445.30	<u>Yorkshire and the Humber</u> 2015: £486.40 2013: £479.10 2012: £464.50 <u>Great Britain</u> 2015: £529 2013: £517.80 2012: £507.90	2014: £452.70 2013: £460 2012: £433	Unfavourable and deteriorating. Average earnings of people working in the district has been falling for the last two years following a significant rise the previous year. The wage levels compare unfavourably against both the regional and national averages, and the local downward trend is contrary to upward trends regionally and nationally	Annual Survey of Hours and Earnings (Office for National Statistics)
Business Success					
% of people self-employed	2015: 14.1%	<u>Yorkshire and the Humber</u> 2015: 9.2%	2014: 12.6% 2013: 11.6% 2012: 13.9%	Favourable and improving.	

3 Summary of Baseline Position

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Employment Opportunities					
		<u>England</u> 2014: 10.2%		The rate of self-employment continues the rising trend of the last two years and remains significantly above the national and regional rates.	
% of Harrogate district residents employed by industry type	A: Agriculture, hunting and forestry: 2.5% B: Mining and quarrying: 0.1% C: Manufacturing: 6.6% D: Electricity, gas, steam and air conditioning supply: 0.4% E: Water supply; sewerage, waste management and remediation activities: 0.5% F: Construction: 7.1% G: Wholesale and retail trade; repair of motor vehicles and motor cycles: 16.8% H: Transport and storage: 3.2% I: Accommodation and food service activities: 6.6% J: Information and communication: 3.3% K: Financial and insurance activities: 4.3% L: Real estate activities: 1.3% M: Professional, scientific and technical services: 8.4% N: Administrative and support service activities: 4.3% O: Public administration and defence; compulsory social security: 6.6% P: Education: 9.4% Q: Human health and social work activities: 12.8% R,S,T,U & Other: 5.9%			The range of employment by Harrogate residents is diverse. The three industries with the largest percentage of employees from Harrogate are wholesale and retail trade, human health and social work activities and professional, scientific and technical services.	Census 2011 (Office for National Statistics, 2011)
% of business units by number of employees	Less than four employees: 72.9% 20 or more employees: 7.2% Over 250 employees: 0.5%	<u>Yorkshire</u> Less than four employees: 67.1% 20 or more employees: 10% <u>England</u> Less than four employees: 70.3% 20 or more employees: 8.8%		Favourable. The district has a higher percentage of small business units compared to national and regional average. This is also reflected in the higher proportion of self-employed people. However, 0.5% of businesses employ over 250 staff and provide 21% of jobs within the district.	Census 2011 (Office for National Statistics, 2011)
New business registrations per 10,000 working-age population	<u>2016</u> Quarter 1: 26.3	<u>Leeds City Region</u> 2016: Quarter 1: 21.1	<u>2015</u> Q1: 29.4; Q2: 30.1; Q3: 29.4; Q4: 26.5 <u>2014</u> Q1: 33.1; Q2: 29.2; Q3: 27.6; Q4: 31.5 <u>2013</u> Q1: 33.7; Q2: 36.5; Q3: 35.2; Q4: 29.7 <u>2012</u> Q1: 44.9; Q2: 45.4; Q3: 41.6; Q4: 34.8	The figure for 2016 quarter one remains above the Leeds City Region average. A total of 1,119 new businesses were recorded in 2015/16. This is 31% lower than the district's peak of 1,619 in 2009/10 highlighting a link between economic recovery and a decline in new enterprise. This is most likely due to improving labour market conditions in the form of increased job vacancies.	Banksearch Consultancy

Summary of Baseline Position 3

Indicator	Quantified data	Comparators and Targets	Trend (HBC)	Issues Identified	Source
Employment Opportunities					
Shop vacancy rates in market towns	<u>March 2016</u> Boroughbridge: 4.7% (3 out of 64) Masham: 3.3% (1 out of 30) Pateley Bridge: 10.3% (4 out of 39)		Boroughbridge: Sept 2015:1.5%; March 2015: 1.5%; Sept 2014: 0% Masham: Sept 2015:6.7%; March 2015: 6.7%; Sept 2014: 6.7% Pateley Bridge: Sept 2015:10.3%; March 2015: 12.8%; Sept 2014: 10.3%	All three market towns have relatively low shop vacancy rates. Over the last 18 months the rate in Pateley Bridge has remained higher than elsewhere at around 10%- this may be due to the nature of the locations of these four units.	Strategic Development Team, Harrogate Borough Council
Number of hotel bed spaces	<u>Harrogate district in 2014</u> Number of establishments: 150 Number of rooms: 2,972 <u>Rooms by location</u> Harrogate: 1861 (64%) Knaresborough: 78 (3%) Ripon: 135 (5%) Boroughbridge: 35 (1%) Masham: 99 (3%) Pateley Bridge: 42 (1%) Larger villages: 118 (4%) In the countryside: 594 (20%)		<u>Harrogate district in 2011</u> Number of establishments: 163 Number of rooms: 3,135 <u>Rooms by location</u> Harrogate: 1924 (62%) Knaresborough: 79 (2.5%) Ripon: 141 (4.5%) Boroughbridge: 35 (1%) Masham: 47 (1.5%) Pateley Bridge: 22 (0.5%) Larger villages: 117 (4%) In the countryside: 749 (24%)	Since 2011 there has been an overall 8% reduction in establishments and a 5% reduction in rooms. Almost all locations have seen a meaningful reduction in rooms with the exceptions of Knaresborough, where only a single room has been lost, and Masham and Pateley Bridge, where there have been significant increases. The proportion of the district's rooms within Harrogate has increased slightly to 64%. This compares to 17% of total rooms identified as being within towns or large villages, excluding Harrogate and 20% in countryside locations away from towns and large villages.	Harrogate District Local Plan: Visitor Accommodation Study (Harrogate Borough Council, 2015)

Table 3.16 14. Economic Aims

Appendix 4 Sustainability Appraisal Framework, Objectives and Indicators

Aim	Objective	Indicator
Social aims		
1. Quality housing available to everyone.	Will it make housing available to people in need? Will it improve the quality of housing stock? Will it improve energy efficiency / insulation in housing? Will it increase the use of sustainable building practices? Will it reduce homelessness?	% of housing stock judged unfit to live in. Average energy efficiency of housing. House price/earnings affordability ratio. Housing completions. Affordable housing completions. Households accepted in priority need.
2. Conditions and services to engender good health.	Will it improve equitable access to health services? Will it promote positive health and prevent ill health? Will it address health inequalities? Will it encourage healthy lifestyles?	Proportion of the population who live in wards within the 25% most deprived in the country. Geographical access to services. Death rate from: heart disease and stroke; all cancers; hospital admission rate for accidents; suicide and undetermined injury. Number of years of expected healthy life. % of people who regularly participate in walking, swimming, cycling and keep fit/aerobics. Number of people accessing greenspace for leisure activity.
3. Safety and security for people and property.	Will it reduce crime and disorder through design measures? Will it address the causes of crime and disorder and/or reduce crime through intervention. Will it reduce fear of crime? Will it improve road safety? Will it reduce causes of accidents?	% of residents surveyed who feel safe outside. Domestic burglaries per 1,000 households. Vehicle crimes per 1,000 population. Violent crime per 1,000 population. Number of people killed or seriously injured on roads.
4. Vibrant communities that participate in decision making.	Will it increase community participation in activities and/or in the democratic process? Where appropriate, will it devolve decision-making to communities? Will it improve and increase community facilities? Will it reduce the potential for social isolation with particular regard to potentially disadvantaged groups?	% of people actively volunteering. % of people satisfied with their local area as a place to live. Turn out at local and parish council elections. Geographical access to services. Areas of district with low earnings and high dependency.
5. Culture, leisure and recreation activities for all.	Will it increase availability and accessibility of culture, leisure and recreation (CLR) activities /venues? Will it provide support for CLR providers and/or creative industries? Will it preserve, promote and enhance culture and heritage in the district?	Total tourist visitors to the district. % of people who regularly participate in walking, swimming, cycling and keep fit/aerobics. Number of people accessing greenspace for leisure activity. Location and condition of features of cultural heritage.
6. Local needs met locally.	Will it ensure that everyone has access to essential services (e.g. Employment, education, health services and shops) and resources to serve communities are within reasonable non-car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? Will it investigate information/communication technology (ICT) links to connect geographically remote and disadvantaged groups to services and resources?	Areas with poor frequency of public transport. Proportion of population living in settlements not served by public transport. %of households served by broadband enabled exchanges. House price/earnings affordability ratio. Affordable housing completions. Geographical access to services. Improvements to transport services.
7. Education and training opportunities that build the skills and capacity of the population.	Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills and/or information/communication technology (ICT)? Will it ascertain skills/skills training gaps and/or promote specialised training for areas in transition? Will it contribute to meeting identified skills shortages?	% of 16 year olds attaining 5 GCSEs A* - C. % of adults with NVQ level three qualifications. % of employees undertaking work related training in last 13 weeks. % of employers with hard to fill vacancies. % of year 13 school leavers rearing in the district.

4 Sustainability Appraisal Framework, Objectives and Indicators

Aim	Objective	Indicator
Environmental aims		
8. Biodiverse and attractive natural environment.	<p>Will it protect and enhance existing priority habitats and species and provide for appropriate long term management of wildlife habitats?</p> <p>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</p> <p>Will it increase the quality and quantity of woodland cover in appropriate locations using native species?</p> <p>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?</p> <p>Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment and biodiversity and promote access to wildlife on appropriate sites?</p> <p>Will it contribute to local distinctiveness and countryside character?</p>	<p>Reported levels of damage to designated sites.</p> <p>Reported condition of nationally important wildlife sites.</p> <p>Number/Area of nature conservation sites.</p> <p>Population of wild birds.</p> <p>Area of woodland coverage in the district.</p> <p>% of river length of good or fair quality.</p> <p>Achievement of Biodiversity Action Plan targets.</p>
9. Minimal pollution levels	<p>Will it clean up contaminated land?</p> <p>Will it maintain and where possible improve air quality?</p> <p>Will it maintain and where possible improve surface water and groundwater quality?</p> <p>Will it maintain and where possible improve soil quality and minimise the loss of soils to development?</p> <p>Will it raise awareness about pollution and its effects?</p> <p>Will it prevent unacceptable levels of noise and light pollution?</p>	<p>% of river length of good or fair quality and the % meeting its long term quality objective.</p> <p>Number of days when air pollution is moderate or high.</p> <p>Number of farms meeting Soil Association organic standards.</p> <p>Area of contaminated land.</p> <p>Development on best and most versatile agricultural land.</p>
10. A transport network that maximises access whilst minimising detrimental impacts.	<p>Will it increase access to key resources and services by means other than the car (e.g. health, education, work and food shopping)?</p> <p>Will it ease congestion on the road/rail network?</p> <p>Will it improve access to opportunities and facilities for all groups, particularly those without a car?</p> <p>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</p> <p>Will it encourage freight transfer from road to rail and water?</p> <p>Will it provide integrated transport services?</p> <p>Will it increase provision of public transport where needed? Will it improve rail services and facilities?</p> <p>Will it reduce environmental impacts of traffic?</p>	<p>Levels of car ownership.</p> <p>Usage of non-car transport.</p> <p>Freight transport by mode.</p> <p>Availability of cycle networks (km).</p> <p>Number of injuries and fatalities resulting from road traffic.</p> <p>Increase in passenger numbers (bus and rail).</p> <p>Provision of park and ride sites.</p> <p>Improvements for pedestrians.</p>
11. Minimise greenhouse gas emissions and a managed response to the effects of climate change.	<p>Will it reduce greenhouse gas emissions?</p> <p>Will it increase energy efficiency in all sectors?</p> <p>Will it increase the amount of energy from renewable sources that is generated and consumed in the region?</p> <p>Will it reduce risk from flooding?</p>	<p>Average energy efficiency of housing stock.</p> <p>% of district energy consumption produced from renewable sources.</p> <p>Greenhouse gas emissions.</p> <p>Household energy use (gas and electricity as used per household).</p> <p>Development on floodplains.</p>
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	<p>Will it increase efficiency in water, energy and raw material use?</p> <p>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to greenfield sites)?</p> <p>Will it increase prevention, re-use, recovery and recycling of waste?</p> <p>Will it increase awareness and provide information on resource efficiency and waste?</p> <p>Will it reduce use of non-renewable resources?</p>	<p>Water usage.</p> <p>Amount of waste arising and its processing route.</p> <p>% of household waste recycled.</p> <p>Amount of residential development completed on brownfield land.</p> <p>Amount of employment development completed on brownfield land.</p> <p>Green spaces lost to development.</p>
13. Protect and enhance the historic environment.	<p>Will it protect and enhance features and areas of historical and cultural value?</p> <p>Will it promote sensitive re-use of historic or culturally important buildings where appropriate?</p> <p>Will it conserve the character of historic settlements and conservation areas?</p> <p>Will it preserve and where appropriate enhance features of archaeological importance?</p>	<p>Number of listed buildings, ancient monuments and conservation areas.</p> <p>Loss or damage to listed buildings and their settings.</p> <p>Loss or damage to scheduled ancient monuments and their settings.</p> <p>Loss or damage to historic parks and gardens and their settings.</p> <p>% of conservation area demolished or otherwise lost.</p>

Sustainability Appraisal Framework, Objectives and Indicators 4

Aim	Objective	Indicator
14. A quality built environment and efficient land use patterns, which make good use of derelict sites, minimise travel and promote balanced development.	<p>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</p> <p>Will it improve the resource efficiency of buildings (water, energy, density, use of existing buildings, designing for a longer lifespan)?</p> <p>Will it prevent inappropriate development in floodplains? Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)?</p> <p>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</p> <p>Will it ensure high design quality which supports local distinctiveness?</p> <p>Will it take account of the geomorphology of land?</p> <p>Will it encourage re-use of existing buildings?</p>	<p>% of residential development completed on brownfield land.</p> <p>% of employment development completed on brownfield land.</p> <p>Area of derelict land.</p> <p>Development on floodplains.</p> <p>Development incorporating Sustainable Urban Drainage Systems.</p>
Economic aims		
15. Good quality employment opportunities available to all.	<p>Will it provide employment opportunities for local people?</p> <p>Will it promote or support equal employment opportunities, including disadvantaged groups?</p> <p>Will it contribute to improving the diversity of employment opportunities?</p> <p>Will it promote healthy working lives (including health and safety at work, work-life/home-life balance, healthy workplace policies and access to occupational health)?</p> <p>Will it ensure employment opportunities are accessible by public transport?</p> <p>Will it provide a travel plan?</p>	<p>% of individuals of working age in employment.</p> <p>GDP per head.</p> <p>% of businesses surviving three years.</p> <p>% increase or decrease in the number of VAT registered businesses.</p> <p>Average unemployment rate in district.</p> <p>Shop vacancy rates in market towns.</p> <p>No. of businesses providing a Travel Plan.</p>
16. Conditions for business success, economic growth and investment.	<p>Will it support existing businesses?</p> <p>Will it support the voluntary sector and /or promote volunteering?</p> <p>Will it maximise local skills?</p> <p>Will it encourage investment (including inward investment)?</p> <p>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</p> <p>Will it encourage rural diversification?</p>	<p>Indicators for this aim have been linked with those for good quality employment opportunities available to all.</p>

Table 4.1 Sustainability appraisal framework, objectives and indicators

4 Sustainability Appraisal Framework, Objectives and Indicators

Local Plan Assessment Rationale for Sites 2015

SA Objective	Performance	Assessment Rationale	Guidance Notes
1. Quality housing available to everyone.			
Will it make housing available to people in need?	Light Green	Site size would allow the council to negotiate an element of affordable housing under current policy.	<p>Under the provisions of the Interim Affordable Housing Policy (July 2015) subject to council approval on 15th July, select this option if:</p> <ul style="list-style-type: none"> • H,K,R – site capacity is more than 10 and less than 75 dwellings. • Location outside H,K,R and outside the designated rural areas site capacity is more than 10 and less than 75. • Locations outside H,K,R and within designated rural area site capacity is more than 5 and less than 75. <p>Need to consult the Interim Affordable Housing Guidance which includes the map of the Designated Rural Areas.</p>
	Dark Green	Site size will be capable of delivering a significant amount of affordable housing (30 plus).	To achieve 30 affordable housing (40%), the site needs to accommodate 75+ dwellings in total. Only select this if the overall site capacity is 75+ dwellings.
	Red	Site size would not allow the council to negotiate an element of affordable housing under current policy.	<p>Under the provisions of the Interim Affordable Housing Policy (July 2015) subject to council approval on 15th July, select this option if:</p> <ul style="list-style-type: none"> • H,K,R – site capacity is 10 dwellings or under. • Location outside H, K, R and outside the designated rural areas site capacity is 10 or under. <p>Need to consult the Interim Affordable Housing Guidance which includes the map of the Designated Rural Areas.</p>
Will it improve energy efficiency in housing?	Light Green	To mitigate and adapt to climate change, in line with the objectives and provisions of the Climate Change Act 2008, specific standards of sustainable design and construction will be required for energy and water efficiency to achieve levels above those defined in the Building Regulations for England Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition).	Green will be selected in all cases as all new houses will be expected to meet water and energy consumption standards.
Will it increase the use of sustainable building practices?			
Will it minimise water and energy consumption in residential development?			
2. Conditions and services to engender good health			
<p>Will it promote positive health and prevent ill health?</p> <p>Will it encourage healthy lifestyles?</p> <p>Will it address/reduce health inequalities?</p> <p>Can select more than one dark green option.</p>	Light Green	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility.	<p>All of the different forms of open space and village halls have been mapped. The settlement map will be consulted to check for 'Amenity Green Space', 'Children and Young People' and 'Sports'. For guidance a map square is 1 km.</p> <p>Select this option if there is amenity green space or facilities for children and young people within 1km and/or sports within 3km. In reality, most sites within the urban areas and villages will fall under this option.</p>

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
	<p style="text-align: center;">Dark Green</p>	<p>Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new/play area.</p>	<p>If the option above is selected and the site answers yes in terms of being within 1km of a play area/amenity open space and/or 3km of an outdoor sport facility then the next step is to assess whether it is large enough to accommodate a new play area on site.</p> <p>Select this option if the site capacity is 170+ dwellings or has a site area of 5ha+.</p>
	<p style="text-align: center;">Dark Green</p>	<p>A shortfall in sports provision has been identified in this settlement and the site is large enough to accommodate a new outdoor sports facility.</p>	<p>The areas of shortfall are:</p> <ul style="list-style-type: none"> ● Grewelthorpe ● Kirkby Malzeard ● Ripon ● Sharow ● Grantley ● Sawley ● Pateley Bridge ● Glasshouses ● Bishop Thornton ● Burnt Yates ● Birstwith ● Hampsthwaite ● Summerbridge ● Darley ● Dacre and Dacre Banks ● Knaresborough ● Goldsborough ● Harrogate ● Askwith ● Pannal ● Kirkby Overblow ● Staveley <p>If the site falls within any of the settlement listed above then move on to assess its size. If not, move on and don't select this option.</p> <p>The site needs to be 8.5ha or more to be able to accommodate a new outdoor sports facility.</p> <p>Therefore if the site is within one of the settlements above and is 8.5ha or more than this option should be selected. Don't select this option if only one of the criteria apply.</p>
	<p style="text-align: center;">Orange</p>	<p>Development would affect existing or proposed sporting or recreational facility (including allotments) but replacement facilities can be provided.</p>	<p>Only select this option if there would be a loss of existing or proposed recreation open space, recreational facility or allotment and a replacement facility can be provided. Proposed relates to any site that has planning permission for a recreational use.</p>
	<p style="text-align: center;">Red</p>	<p>Development would affect existing or proposed sporting or recreation facility (including allotments).</p>	<p>Only select this option if there would be a loss of existing or proposed recreation open space, recreational facility or allotment and a replacement facility cannot be</p>

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
			provided. Proposed relates to any site that has planning permission for a recreational use.
	Red	Development would affect existing or proposed sporting or recreational facility (including allotments) in those wards rated as amongst the most deprived or second most deprived 25% of England's population in terms of health inequality.	Only select this option if there would be a loss of existing or proposed recreation open space, recreational facility or allotment and it is located within the wards of Woodfield, Granby and Low Harrogate.
3. Safety and security for people and property			
Will it reduce and prevent crime and disorder through design measures?	?	Dependent on application of design policies and community policing.	Use the ? for all occasions.
Will it reduce fear of crime?			
4. Vibrant communities that participate in decision making			
Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	Dark Green	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation.	Select this option if the site will provide affordable housing regardless of the number.
	Dark Green	Large site with potential for mixed uses, incorporating community facility(ies).	For a site to provide community facilities (community hall, school, college, nursery, places of worship, health services, care homes, library and pubs) it would need to be of a significant size. If the site could accommodate 200 +dwellings then it has the potential for mixed use so this criteria should be selected. Community facilities are defined as community halls, schools, colleges, nurseries, places of worship, health services, care homes, libraries and public houses.
	Red	Loss of site for a community facility.	Select this option if development of the site for housing would result in the loss of an existing or proposed community facility (community hall, school, college, nursery, place of worship, health services, care home, library or pub). Proposed relates to any site that has planning permission for a community facility.
	Red	Adverse impact on local schools.	This option should only be selected if NYCC have indicated that the local school does not have the capacity to accommodate the extra children.
5. Culture, leisure and recreation activities available to all.			
Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	Dark Green	<i>(If the site measures 0.5ha+)</i> Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.	Select this option if the site measures 0.5ha+.
	O	The site measures less than 0.5ha.	If the site measures less than 0.5ha then this neutral score should be selected.
Will it preserve, promote and enhance culture in the district?	Red	Development will result in loss of all/part of any of the following: park or garden, outdoor sports facility, amenity open space, play area for children/teenagers, an allotment, a village hall or any other building/area of cultural, recreational or amenity value to local people.	Select this option if development of the site for housing will result in the loss of all or any part of a park/garden, outdoor sports facility, amenity open space, play area, allotment, village hall or other buildings/ area of cultural, recreational or amenity value to local people.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
	O	The site does not contain any of the following: park or garden, outdoor sports facility, amenity open space, play areas for children/teenagers, an allotment, a village hall or any other building/ area of cultural, recreational or amenity value to local people.	Select this option if the site does not contain any of these facilities.

Table 4.2 Local Plan Assessment Rationale for Sites Objectives 1 - 5

SA Objective	Performance	Assessment Rationale	Guidance Notes
6. Local needs met locally			
Will it ensure that everyone has access to essential services and resources within reasonable non-car based travelling distance?			All of the following measurements need to be taken from the centre of the site and be based on a walking distance rather than a 'straight line distance'. Only pick one option from each section. The measurements will be provided from the TRACC software.
		Access to bus services	
	Dark Green Local Plan Assessment Rationale for Sites Objective 6	400m or closer to a bus stop with frequent commuter service.	The frequent commuter service and the key bus network map will be used.
	Light Green	400m or closer to a bus stop on the Key Bus Network.	
	Yellow	Over 400m but within 800m of a bus stop with frequent commuter service.	
	Red	Over 400m to a stop on the Key Bus Network or over 800m to a frequent bus service.	
		Access to rail services	
	Dark Green	400m or closer to a rail station or rail halt.	
	Light Green	Over 400m but within 800m of a rail station or rail halt.	
	Orange	Between 800 and 1200m of a rail station or rail halt.	

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Red	Over 1200m to a rail station or rail halt.	Select if the village/town does not have a train station.
		Walking distance to the nearest primary school	
	Dark Green	400m or closer.	Make sure that the measurements are taken using the actual walking distance. This is particularly important for walking to school where the pedestrian entrance to a school is often different than the vehicular one and ginnels and alleyways are often utilised.
	Light Green	Over 400m but within 800m.	
	Orange	Between 800m and 1200m.	
	Red	Further than 1200m.	
		Walking distance to the nearest secondary school	
	Light Green	800m or closer/site served by school bus.	No villages contain state secondary schools but select this option for villages that are served by the NYCC secondary school transport route. The measurements are taken using the actual walking distance. This is particularly important for walking to school where the pedestrian entrance to a school is often different than the vehicular one and ginnels and alleyways are often utilised.
	Yellow	Over 800m but within 1200m	The measurements are taken using the actual walking distance. This is particularly important for walking to school where the pedestrian entrance to a school is often different than the vehicular one and ginnels and alleyways are often utilised.
	Orange	1200m to 1600m	
	Red	Further than 1600m	
		Walking distance to the nearest GP	
	Dark Green	400m or closer	The measurements are taken using the actual walking distance.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Light Green	Over 400m but within 800m	
	Orange	800m to 1200m	
	Red	Further than 1200m	
		Walking distance to local shopping facilities	In Harrogate, Knaresborough, Ripon, Pateley Bridge, Boroughbridge Masham this is defined as anywhere where you could realistically do a top up shop (including petrol station with shops e.g. Tesco express/Co-op). In the villages it relates to any village shop that provides basic groceries.
	Dark Green	400m or closer	The measurements are taken using the actual walking distance.
	Yellow	Over 400m but within 800m	
	Red	Further than 800m	
		Walking distance to major area of employment	<p>Major areas of employment are defined as either the Town Centre Inset boundary for Harrogate, Knaresborough and Ripon and the Shopping Centre Boundary for Boroughbridge, Masham and Pateley Bridge or those employment sites that are classed as best/good urban sites. These are:</p> <ul style="list-style-type: none"> ● Harrogate - Cardale Park, Hornbeam Park, St James Park, Claro Park, Plumpton Park ● Knaresborough - St James Park, Manse Lane Industrial Estate ● Ripon - Melmerby Industrial Estate, Dallamires Lane, Harrogate Road, Boroughbridge Road ● Boroughbridge - Bar Lane ● Masham - Fearby Road ● Pateley Bridge - None ● Other areas - Dunlopillo, Marston Moor Business Park, Tockwith <p>Although employment opportunities exist in villages, they cannot be classed as major so will not be counted.</p>

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Light Green	800m or closer	
	Yellow	Over 800m but within 1200m	
	Orange	1200m to 1600m	
	Red	Further than 1600m	Select this option if a site is within a village regardless of whether there may be employment opportunities in the village. The only exception to this would be Melmerby (where the distance to Melmerby Industrial Estate should be measured) and Tockwith (where the distance to Marston Moor Business park should be measured).

Table 4.2

SA Objective	Performance	Assessment Rationale	Guidance Notes
7. Education and training opportunities that build on the skills and capacity of the population			
Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills? Will it provide opportunities for training and apprenticeships?		Current primary school capacity	
	Red	Likely to be near capacity (<10% spare places) or at capacity and require expansion.	The selection here will depend on the comments received from NYCC.
	Dark Green	Likely to have spare capacity (>10%) spare places.	The selection here will depend on the comments received from NYCC.
	Light Green	Employment is proposed as part of the allocation and this may bring opportunities for apprenticeships and training.	Select this option if the site is proposed for employment purposes.
8. Biodiversity and importance of the natural environment			
Biodiversity Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance green infrastructure?	Dark Green	No adverse impact, potential for enhancement and net gains to biodiversity.	The colour selected here will depend on the comments supplied by HBC's Ecology Officer.
	Yellow	No adverse impact, some effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species, but relatively easy to mitigate for.	Comments by the Landscape Officer will also have to be checked with regards to green infrastructure. Definition of 'Local Site' needs to be prepared by the Ecology Officer.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Orange	Some adverse effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority species, but appropriate siting/scale or substantial mitigation should enable development.	
	Red	Significant adverse effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	
Will it increase the quality and quantity of woodland cover? Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	Dark Green	Development would not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	The colour selected here will depend on the comments supplied by HBC's Ecology Officer.
	Light Green	Development would not result in the loss of any existing woodland or trees.	
	Yellow	Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	
	Orange	Development on the land would result in the loss of woodland or trees the impact of which cannot be fully mitigated.	
	Red	Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	
	Dark Green	(Site measures 1.25ha+) The site is large enough to incorporate an area of natural/semi-natural greenspace (including woodland) that will increase wildlife interest, biodiversity and woodland cover and add to green infrastructure.	
Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	Light Green	There is a public right of way close to the site.	The colour selected here will depend on the comments supplied by HBC's Ecology and Landscape Officers.
	Light Green	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development.	
	O	There is no public right of way affecting the site.	
Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	Red	Adverse impact (only if indicated by Environment Agency Water Framework Directive).	The selection of this option will be based on the comments received from the Environment Agency.

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
	<div style="background-color: #006400; color: white; padding: 2px; text-align: center; font-weight: bold;">Dark Green</div>	No adverse impact has been indicated by the Environment Agency.	Select this criteria if the Environment Agency has indicated that there isn't an adverse impact.
Will it contribute to local distinctiveness and countryside character?		Sensitivity rating	
	<div style="background-color: #006400; color: white; padding: 2px; text-align: center; font-weight: bold;">Dark Green</div>	Low - key distinctive characteristics are robust; typically a low density of sensitive features.	The colour selected here will depend on the comments supplied by HBC's Landscape Officer.
	<div style="background-color: #90EE90; color: black; padding: 2px; text-align: center; font-weight: bold;">Light Green</div>	Medium/Low – key distinctive characteristics are resilient to change; typically occasionally occurring sensitive features.	
	<div style="background-color: #FFFF00; color: black; padding: 2px; text-align: center; font-weight: bold;">Yellow</div>	Medium – key distinctive characteristics are susceptible to change; typically commonly occurring sensitive features.	
	<div style="background-color: #FF8C00; color: black; padding: 2px; text-align: center; font-weight: bold;">Orange</div>	High/Medium – key distinctive characteristics are vulnerable to change; typically frequently occurring sensitive features.	
	<div style="background-color: #FF0000; color: white; padding: 2px; text-align: center; font-weight: bold;">Red</div>	High – key distinctive characteristics are very vulnerable to change; typically a high density of sensitive features	
		Capacity rating	
	<div style="background-color: #006400; color: white; padding: 2px; text-align: center; font-weight: bold;">Dark Green</div>	High – thresholds for change are very high and much of the zone has capacity to accommodate development.	The colour selected here will depend on the comments supplied by HBC's Landscape Officer.
	<div style="background-color: #90EE90; color: black; padding: 2px; text-align: center; font-weight: bold;">Light Green</div>	High/Medium – thresholds for change are high and a significant proportion of the zone has capacity to accommodate development.	
	<div style="background-color: #FFFF00; color: black; padding: 2px; text-align: center; font-weight: bold;">Yellow</div>	Medium – thresholds for change are intermediate with some capacity to accommodate development in parts of the zone.	
	<div style="background-color: #FF8C00; color: black; padding: 2px; text-align: center; font-weight: bold;">Orange</div>	Medium/Low – thresholds for change are low and development can be accommodated only in limited locations.	
	<div style="background-color: #FF0000; color: white; padding: 2px; text-align: center; font-weight: bold;">Red</div>	Low – thresholds for change are very low and the zone is only able to accommodate minor development without significant adverse effects.	

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Dark Green	Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness.	The selection of green here will depend on the comments supplied by HBC's Conservation Team.
9. Minimal pollution levels			
Will it clean up contaminated land?	Dark Green	Development will result in the clean up of contaminated land.	Only select this option if there is evidence of contamination or suspected contamination. Do not select just if a site is brownfield. The majority of sites will not present any issues but examples of contaminated land includes previously tipped land, underground fuel storage, former gas works, auction mart sites, petrol stations.
	O	The site does not contain any contaminated land.	Select this option if the site does not contain any contaminated land or there is a lack of information about the site.
Will it maintain and where possible improve air quality?	Dark Green	No impact on the achievement of the Air Quality objective values stated in the 2013 Air Quality progress report.	Refer to comments from Environmental Health regarding selection of these options.
	Orange	Adverse effect on the achievement of the Air Quality objective values stated in the 2013 Air Quality progress report but mitigation is possible.	
	Red	Adverse impact on a designated Air Quality Management Area.	
Will it maintain and where possible improve surface water and groundwater quality?	?	Capacity issues to be established. Developer funding would be required for the necessary treatment facilities.	Select this option if there is lack of information about capacity or if Yorkshire Water suggest that improvements may be needed or more capacity work done.
	Dark Green	No major capacity issues at the Waste Water Treatment Works.	Consult comments from Yorkshire Water.
	?	Standard Yorkshire Water comment about surface water discharge.	
	Dark Green	No adverse impact.	The colour selected here will depend on the comments supplied by HBC's Land Drainage Officer.
	Yellow	Neutral or slight effects of additional surface water discharge on nearby watercourses.	
	Orange	Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Red	Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would not be possible.	
Will it maintain and where possible improve soil quality and minimise the loss of soils to development?	Dark Green	Land is approximately 75-100% previously developed land.	Use the definition of previously developed land in NPPF which is : "land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time" The amount of brownfield in ha's to be identified enabling a calculation of the % so that the relevant option can be selected.
	Light Green	Land is approximately 50-74% previously developed land.	
	Yellow	Land is approximately 25-49% previously developed land.	
	Orange	Land is approximately 1-24% previously developed land.	
	Red	Land is approximately 100% greenfield.	
	Red	50% or more is Grade 1 agricultural land.	
	Orange	50% or more is Grade 2 agricultural land.	
	Yellow	50% or more is Grade 3 agricultural land.	
	Light Green	50% or more is Grade 4 agricultural land.	
	Dark Green	50% or more is Grade 5 agricultural land.	
Will it prevent unacceptable levels of noise, vibration and light pollution?	Red	A major road/railway line/industry lies close to the site.	The following are classed as major roads: ● B6162 Otley Road

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
			<ul style="list-style-type: none"> ● A661 Wetherby Road ● A59 Skipton, Knaresborough & York Rd ● A61, Harrogate ● A6055 Boroughbridge Road, Knaresborough ● B6164 Wetherby Road, Knaresborough ● A1 ● A658 ● Clothholme Road, Ripon ● A6108, Palace Rd, Ripon ● A61, Ripon Bypass ● Kirkby Road, Ripon <p>The presence of industry, workshops, garages etc adjacent to the site that could cause noise pollution for the site will be checked during site visits.</p> <p>Select this option if the site is located adjacent to one of the major roads above, the railway line or any industry etc that could cause unacceptable noise pollution.</p>
	O	A major road/railway/industry does not lie close to the site.	Select this option if a major road/railway/industry does not lie close to the site.

Table 4.2

SA Objective	Performance	Assessment Rationale	Guidance Notes
10. A transport network that maximises access whilst detrimental impacts			
Will it ease congestion on the road/rail network?	Dark Green	No transport or accessibility problems evident from information provided at the time of the appraisal.	The selection of these options will be derived from an updated Travel and Accessibility Assessment for Harrogate, Knaresborough, Ripon.
	Local Plan Assessment Rationale for Sites Objectives 7 - 16		
	Light Green	Some transport and/or accessibility related problems but minor in nature and can be mitigated.	
	Yellow	Some transport/and accessibility related problems, including cumulative impacts although developer funded mitigation measures can address these.	
	Orange	Significant transport/and or accessibility/ cumulative impact problems requiring substantial mitigation measures to address impacts as part of a developer contribution funding mechanism.	
Red	Significant transport/accessibility/cumulative impact problems requiring substantial new infrastructure provision, business case preparation and government funding bids submitted.		

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
Will it increase provision of public transport where needed?	Dark Green	Adjacent to both Key Bus Network and a station on the Harrogate rail line (or affords good connectivity to the rail station) and extension of the Key Bus Network is possible as part of the development.	Site needs to measure 400m from the key bus network (not just bus stops). Good connectivity to a rail station would be classed as within 800m (as per measurement under Question 6 above) or there must be an excellent bus service where there is a frequent service to the rail station and a short journey time. Consult comments from the bus provider(s) to see whether an extension is possible.
	Light Green	Adjacent only to the Key Bus Network, the extension of which is possible as part of the development.	Site lies within 400m of the key bus network only and development of the site is likely to offer opportunities for the extension of the service. Consult comments from the bus provider to see whether an extension is possible.
	Orange	Location does not offer good connectivity but there may be opportunities for improvement.	Site is located between 400 and 800m from the key bus network and therefore there are more limited opportunities for improvement. Consult comments from the bus provider to see whether an extension is possible.
	Red	Location does not offer good connectivity and there are no opportunities for improvement.	Refer to 'Travel and Accessibility Assessment – May 2013' then select this option if the site does not have good connections and there are no opportunities to improve.
	O	The site lies adjacent to the key bus network but there is no possibility of achieving an extension to the site.	Select this option if the site lies adjacent to the key bus network but there is no possibility of achieving an extension into the site (e.g. village site).
Will it improve existing provision of cycleways and footpaths?	Dark Green	Well served by existing routes.	This option relates to the connectivity to the cycle network in the Harrogate and Knaresborough Cycling Implementation Plan. Need to refer to Travel and accessibility Assessment – May 2013' (and the updated version) to check whether it is a site that has already been This criteria only applies to sites in Harrogate, Knaresborough, Killinghall, Beckwithshaw, Pannal, Follifoot, Spofforth and Ripley as they are the only settlement with cycle routes. Selection of the option will be based on comments received from NYCC Highways or the updated Travel and Accessibility Assessment document.
	Dark Green	Ability to create a new cycle route.	
	Light Green	Ability to connect to existing cycle routes.	
	Orange	Poor connectivity to routes suitable for cycling.	
	Red	Poor connectivity to routes suitable for cycling with no prospect of improvement.	

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
	<p style="text-align: center;">Orange</p>	<p>Some pedestrian access and safety issues but mitigation should be possible.</p>	<p>If the site is within Harrogate, Knaresborough and Ripon then consult the Transport and Accessibility Assessment document (and the updated document) to check whether it has been assessed already. If it scores an amber under 'Attractiveness of walking environment to access services and facilities' in this document then select this option.</p> <p>If the site has not been assessed before or it is outside Harrogate, Knaresborough or Ripon then select this criteria if on the site visit you notice some issues which may cause pedestrian access or safety concerns such as a lack of pavements, poor road crossings or high traffic speeds on roads adjacent to the site but you do feel there are potential improvements that can be made e.g. new crossing, traffic calming, new pavements, wider pavements.</p> <p>Comments from NYCC may help under this option.</p>
	<p style="text-align: center;">Dark Green</p>	<p>Convenient and safe pedestrian routes to access services and facilities.</p>	<p>If the site is within Harrogate, Knaresborough and Ripon then consult the Transport and Accessibility Assessment document (and the updated document) to check whether it has been assessed already. If it scores an green under 'Attractiveness of walking environment to access services and facilities' in this document then select this option.</p> <p>If the site has not been assessed before or it is outside Harrogate, Knaresborough or Ripon then select this criteria if on the site visit you notice some issues which may cause pedestrian access or safety concerns such as a lack of pavements, poor road crossings or high traffic speeds on roads adjacent to the site but you do feel there are potential improvements that can be made e.g. new crossing, traffic calming, new pavements, wider pavements.</p> <p>Comments from NYCC may help under this option.</p>
	<p style="text-align: center;">Red</p>	<p>Lack of pavements/poor road crossings/traffic volume/speed does not encourage pedestrian access to services and facilities.</p>	<p>If the site is within Harrogate, Knaresborough and Ripon then consult the Transport and Accessibility Assessment document (and the updated document) to check whether it has been assessed already. If it scores an red under 'Attractiveness of walking environment to access services and facilities' in this document then select this option.</p> <p>If the site has not been assessed before or it is outside Harrogate, Knaresborough or Ripon then select this criteria if on the site visit you notice some issues which may cause pedestrian access or safety concerns such as a lack of pavements, poor road crossings or high traffic speeds on roads adjacent to the site but you do feel there are potential improvements that can be made e.g. new crossing, traffic calming, new pavements, wider pavements.</p> <p>Comments from NYCC may help under this option.</p>
<p>Will it make the environment for non-car travel more attractive?</p>	<p style="text-align: center;">Red</p>	<p>There is a significant barrier to accessibility, such as a main road, leading to severance, making car use more attractive.</p>	<p>If the site is within Harrogate, Knaresborough and Ripon then consult the Transport and Accessibility Assessment document (and the updated document) to check whether it has been accessed before. If the site scored red in this document then select this option.</p>

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
			If the site has not been assessed before or it is outside Harrogate, Knaresborough or Ripon then select red if the site is isolated e.g. where a main road acts as a barrier to accessibility and would encourage people to use the car instead of walk to facilities and services.
	Orange	Severance can be overcome.	If the site is within Harrogate, Knaresborough and Ripon then consult the Transport and Accessibility Assessment document (and the updated document) to check whether it has been assessed before. If the site scored amber in this document then select this option. If the site has not been assessed before or it is outside Harrogate, Knaresborough or Ripon then select amber if there are some problems but they can be overcome.
	Dark Green	Severance is not a problem.	If the site is within Harrogate, Knaresborough and Ripon then consult the Transport and Accessibility Assessment document (and the updated document) to check whether it has been assessed before. If the site scored green in this document then select this option. If the site has not been assessed before or it is outside Harrogate, Knaresborough or Ripon then select green if the site is not isolated and there isn't a major road which acts as a significant barrier to accessibility.
Will it improve rail services and facilities?	Light Green	The site offers the opportunity to enhance existing rail facilities (e.g. through improvements to pedestrian access/parking or park and ride/ station improvements).	Only select this option if the site is located within 400m of a railway station using the measurements from Q6.
	Dark Green	The location offers the opportunity to provide a new rail station.	Select this option if the site lies adjacent to the Harrogate Rail Line.
	O	Not located near a railway line.	Select this neutral score if the site is not located near a railway line.
11. Minimise greenhouse gas emissions and a managed response to climate change			
Will it reduce greenhouse gas emissions and therefore help to tackle climate change?	Dark Green	Site lies within 400m of a bus stop.	This does not have to be a bus stop on the key bus network.
	Red	The site is not within 400m of a bus stop.	
	Orange	The site is not within 400m of a bus stop (50+ dwellings).	Select this option if the site is 50+ dwellings and the site is not located within 400m of a bus stop.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
Will it increase the amount of energy from renewable sources that is generated and consumed?	N/A	This is already included under Objective 1. Scoring here would result in double counting.	Select N/A in every case.
Will it reduce the risk of flooding?	Dark Green	Site is wholly within flood zone 1.	Environment Agency flood zone maps will be used.
	Light Green	50% or more of the site is within flood zone 1.	
	Yellow	Up to 50% of the site is within flood zone 1.	
	Orange	50% or more of the site is in flood zone 2.	
	Red	50% or more of the site is within flood zone 3a.	
12. Prudent and efficient use of energy and natural resource with minimal production of waste			
Will it increase efficiency in water, energy and raw material use?		New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.	
	O	Less than 10 dwellings.	Select if site capacity is less than 10 dwellings.
	Yellow	10 - 20	Select if site capacity is less than 10 - 20 dwellings.
	Orange	21 - 50	Select if site capacity is less than 21 - 50 dwellings.
	Red	51+	Select if site capacity is less than 51 dwellings or more.
Will it make efficient use of land (appropriate density, brownfield in preference to greenfield, protect good agricultural land)?	Dark Green	Would utilise brownfield land as part of the development.	Select this option if there is any brownfield land on site regardless of the actual amount. Use the following definition for brownfield land: “...land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
			surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”
	Orange	Greenfield land, but not grade 1, 2 and 3a	Select if site is greenfield but does not contain any grade 1, 2 or 3a (use answers from Question 9).
	Red	Loss of grade 1, 2 and 3a agricultural land.	Select the red if the development of the site involves the loss of any grade 1,2 or 3a land (use the answers from Question 9).
Will it increase prevention, re-use, recovery and recycling of waste?		New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.	
	O	Less than 10 dwellings.	Select if site capacity is less than 10 dwellings.
	Yellow	10 - 20	Select if site capacity is less than 10 - 20 dwellings.
	Orange	21 - 50	Select if site capacity is less than 21 - 50 dwellings.
	Red	51+	Select if site capacity is less than 51 dwellings or more.
13. Protect and enhance the historic environment			
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	Dark Green	Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.	The colour selected here will depend on the comments supplied by HBC's Conservation Team.
	Light Green	Development is likely to enhance or better reveal elements which contribute to the significance of a non-designated heritage asset.	
	Yellow	Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Orange	Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	
	Red	Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	
	O	There is no Conservation Area, designated or local heritage asset.	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development			
Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	N/A	Accessibility has already been addressed under Objectives 6 and 10. Scoring here would result in double counting.	Always select N/A.
Will it prevent inappropriate development in floodplains?	N/A	Flood risk has already been assessed under Objective 11 (see above). Scoring here would result in double counting.	Always select N/A.
Will it ensure new developments provide essential services accessible without use of a car and accessible by public transport?	N/A	Large scale developments would be expected to provide a good level of services and facilities, however it is also important to maximise access to existing facilities – see comments under Objectives 6 and 10.	Always select N/A.
Will it result in the regeneration of derelict or visually unattractive land?	Dark Green	Provides for the regeneration of a derelict or visually unattractive area.	Only select if it is clear that the site is or lies within an area which is derelict or visually unattractive.
	O	Site is not in a derelict or visually unattractive area.	Select this neutral score if the site is not in an area that is derelict or visually unattractive.
Will it encourage the re-use of existing buildings?	Dark Green	The buildings on site are capable of re-use/conversion.	Select if there are buildings on the site and they are capable of reuse/conversion.
	Red	Demolition of buildings/structures would be required.	Select if there are buildings on site and they would not be capable of conversion and would need to be demolished.
	O	There are no buildings on site.	Select if there are no buildings on the site.
Will it ensure high design quality which supports local distinctiveness?	Red	The prominent, open nature of the site means that built development will have a negative impact on local distinctiveness.	The colour selected here will depend on the comments supplied by HBC's Conservation Team.
	Yellow	The prominent, open nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Dark Green	Site re-development provides an opportunity for high quality design.	
Will it promote mixed use development?	Dark Green	Mixed use development can be accommodated on the site.	Select this option if the site has been promoted for mixed use by the landowner/ developer or the site is large enough to accommodate 200 dwellings.
	O	Mixed Use development could not be accommodated on this site.	Select this neutral score if the site would not be able to accommodate mixed use development.
15. Good quality employment opportunities available to all			
Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities?	Light Green	Site suitable for employment use – minimum of 0.25ha/500sq m floorspace/ SHELAA site.	As we are not considering sites under 0.25ha, this option should be selected in all cases if the site is being promoted for employment.
	Dark Green	Mixed use scheme including housing and employment land.	Select if the site is identified as a mixed use site including housing and employment.
	Red	Loss of employment site.	Select if the current use of the site is employment and this use would be displaced.
	N/A	The proposed use for the site is for housing only.	
Will it ensure employment opportunities are accessible by public transport?	Dark Green	Site lies within 800m of a bus stop where frequency of service enables commuting by bus for work.	Select if the site is proposed for employment and lies within 800m of a bus stop on the key bus network or frequent commuter service (see maps used for measurements under Q6).
	Red	Loss of employment site accessible by public transport.	Select if the site is already in employment use and it is located within 800m from a bus stop on the key bus network.
	N/A	The proposed use for the site is housing only.	Select this option if the site is for housing only.
16. Conditions for business success, economic growth and investment			
Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	Light Green	<i>(Where no employment proposed)</i> Provision of affordable housing will help support existing businesses with the recruitment and retention of staff.	Select this option if the site is for the provision of housing only and no employment is proposed. Don't select this option if the site is within H,K,R and the site capacity is 14 dwellings or under as currently under Policy H5 these sites would not yield affordable housing.
	Red	Existing businesses on site will be displaced.	Select this option if the site is currently in employment use and the proposed use of the site would be solely housing.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale	Guidance Notes
	Red	Site provides a useful supply of low grade employment land.	Select this option if the site is in employment use but is not classed as a 'best' or 'good' site as follows: <ul style="list-style-type: none"> ● Harrogate: Cardale Park, Hornbeam Park, Claro Park, Plumpton Park. ● Knaresborough: St. James Park, Manse Lane Industrial Estate ● Ripon: Melmerby Industrial Estate, Dallamires Lane, Harrogate Road, Boroughbridge Road. ● Boroughbridge: Bar Lane ● Masham: Fearby Road ● Pateley Bridge: None ● Other Areas: Dunlopillo, Marston Moor Business Park, Tockwith
	Dark Green	Provision of employment land will encourage investment and support local business expansion.	Select this option if the proposed use for the site is employment only.
	Light Green	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion.	Select this option if the proposed use for the site is Mixed Use including some form of employment.

Table 4.2

4 Sustainability Appraisal Framework, Objectives and Indicators

Updated 2016 Local Plan Assessment Rationale for Sites

SA Objective	Performance	Assessment Rationale
1. Quality housing available to everyone.		
Will it make housing available to people in need?	Light Green	Site size would allow the council to negotiate an element of affordable housing under current policy.
	Dark Green	Site size will be capable of delivering a significant amount of affordable housing (30 plus).
	Red	Site size would not allow the council to negotiate an element of affordable housing under current policy.
	N/A	Site is being proposed for employment use only.
Will it improve energy efficiency in housing?	Light Green	To mitigate and adapt to climate change, in line with the objectives and provisions of the Climate Change Act 2008, specific standards of sustainable design and construction will be required for energy and water efficiency to achieve levels above those defined in the Building Regulations for England Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition).
Will it increase the use of sustainable building practices?		
Will it minimise water and energy consumption in residential development?		
	N/A	Site is being proposed for employment use only.
2. Conditions and services to engender good health		
Will it promote positive health and prevent ill health? Will it encourage healthy lifestyles? Will it address/reduce health inequalities? Can select more than one dark green option.	Light Green	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility.
	Dark Green	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new/play area.
	Dark Green	A shortfall in sports provision has been identified in this settlement and the site is large enough to accommodate a new outdoor sports facility.
	Orange	Development would affect existing or proposed sporting or recreational facility (including allotments) but replacement facilities can be provided.
	Red	Development would affect existing or proposed sporting or recreation facility (including allotments).

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale
	Red	Development would affect existing or proposed sporting or recreational facility (including allotments) in those wards rated as amongst the most deprived or second most deprived 25% of England's population in terms of health inequality.
	N/A	Site is being proposed for employment use only.
3. Safety and security for people and property		
Will it reduce and prevent crime and disorder through design measures?	?	Dependent on application of design policies and community policing.
Will it reduce fear of crime?		
4. Vibrant communities that participate in decision making		
Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	Dark Green	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation.
	Dark Green	Large site with potential for mixed uses, incorporating community facility(ies).
	Red	Loss of site for a community facility.
	Red	Adverse impact on local schools.
	N/A	Site is being proposed for employment use only.
5. Culture, leisure and recreation activities available to all.		
Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	Dark Green	<i>(If the site measures 0.5ha+)</i> Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	O	The site measures less than 0.5ha.
	N/A	Site is being proposed for employment use only.
Will it preserve, promote and enhance culture in the district?	Red	Development will result in loss of all/part of any of the following: park or garden, outdoor sports facility, amenity open space, play area for children/teenagers, an allotment, a village hall or any other building/area of cultural, recreational or amenity value to local people.

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale
	O	The site does not contain any of the following: park or garden, outdoor sports facility, amenity open space, play areas for children/teenagers, an allotment, a village hall or any other building/ area of cultural, recreational or amenity value to local people.

Table 4.3 Updated Local Plan Assessment Rationale for Sites Objectives 1 - 5

SA Objective	Performance	Assessment Rationale
6. Local needs met locally		
Will it ensure that everyone has access to essential services and resources within reasonable non-car based travelling distance?		
		Access to bus services
	Dark Green Updated Local Plan Assessment Rationale for Sites Objective 6	400m or closer to a bus stop with frequent commuter service.
	Light Green	400m or closer to a bus stop on the Key Bus Network.
	Yellow	Over 400m but within 800m of a bus stop with frequent commuter service.
	Red	Over 400m to a stop on the Key Bus Network or over 800m to a frequent bus service.
		Access to rail services
	Dark Green	400m or closer to a rail station or rail halt.
	Light Green	Over 400m but within 800m of a rail station or rail halt.
	Orange	Between 800 and 1200m of a rail station or rail halt.
Red	Over 1200m to a rail station or rail halt.	

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale
		Walking distance to the nearest primary school
	Dark Green	400m or closer.
	Light Green	Over 400m but within 800m.
	Orange	Between 800m and 1200m.
	Red	Further than 1200m.
		Walking distance to the nearest secondary school
	Light Green	800m or closer/site served by school bus.
	Yellow	Over 800m but within 1200m
	Orange	1200m to 1600m
	Red	Further than 1600m
		Walking distance to the nearest GP
	Dark Green	400m or closer
	Light Green	Over 400m but within 800m

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale
	Orange	800m to 1200m
	Red	Further than 1200m
	Walking distance to local shopping facilities	
	Dark Green	400m or closer
	Yellow	Over 400m but within 800m
	Red	Further than 800m
	Walking distance to major area of employment	
	Light Green	800m or closer
	Yellow	Over 800m but within 1200m
	Orange	1200m to 1600m
	Red	Further than 1600m

Table 4.3

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale
7. Education and training opportunities that build on the skills and capacity of the population		
Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills? Will it provide opportunities for training and apprenticeships?		Current primary school capacity
	Red	Likely to be near capacity (<10% spare places) or at capacity and require expansion.
	Updated Local Plan Assessment Rationale for Sites Objectives 7 - 9	
	Dark Green	Likely to have spare capacity (>10%) spare places.
	Light Green	Employment is proposed as part of the allocation and this may bring opportunities for apprenticeships and training.
?	Information on primary school places is not available.	
8. Biodiversity and importance of the natural environment		
Biodiversity Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance green infrastructure?	Dark Green	No adverse impact, potential for enhancement and net gains to biodiversity.
	Yellow	No adverse impact, some effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species, but relatively easy to mitigate for.
	Orange	Some adverse effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority species, but appropriate siting/scale or substantial mitigation should enable development.
	Red	Significant adverse effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.
	0	Site has been screened out.
Will it increase the quality and quantity of woodland cover? Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	Dark Green	Development would not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.
	Light Green	Development would not result in the loss of any existing woodland or trees.

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale
	Yellow	Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.
	Orange	Development on the land would result in the loss of woodland or trees the impact of which cannot be fully mitigated.
	Red	Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.
	Dark Green	(Site measures 1.25ha+) The site is large enough to incorporate an area of natural/semi-natural greenspace (including woodland) that will increase wildlife interest, biodiversity and woodland cover and add to green infrastructure.
	O	Site has been screened out.
Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	Light Green	There is a public right of way close to the site.
	Light Green	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development.
	O	There is no public right of way affecting the site.
Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	Red	Adverse impact (only if indicated by Environment Agency Water Framework Directive).
	?	The Environment Agency are unable to indicate at this preliminary stage of site assessments whether the sites' development is likely to protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status. Any impacts, and subsequent mitigation, will be specific to the nature of each proposal and cannot be predicted at this stage. Once further information is available, the Environment Agency will be in a position to provide further guidance.
Will it contribute to local distinctiveness and countryside character?		Sensitivity rating
	Dark Green	Low - key distinctive characteristics are robust; typically a low valued landscape where landscape condition may be poor with few notable components that contribute to the character of the area. There may be existing reference or context to the type of development being proposed resulting in a lower susceptibility to change.
	Light Green	Medium/Low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale
	Yellow	Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.
	Orange	High/Medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.
	Red	High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.
	O	Site has been screened out.
		Capacity rating
	Dark Green	High – the area is able to accommodate the type and scale of development proposed without detriment to landscape character and visual amenity taking into account the opportunities for appropriate mitigation and enhancement.
	Light Green	High/Medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.
	Yellow	Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.
	Orange	Medium/Low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.
	Red	Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.
	O	Site has been screened out.
	Dark Green	Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness.
9. Minimal pollution levels		
Will it clean up contaminated land?	Dark Green	Development will result in the clean up of contaminated land.

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale
	O	The site does not contain any contaminated land.
Will it maintain and where possible improve air quality?	Dark Green	No impact on the achievement of the Air Quality objective values stated in the 2013 Air Quality progress report.
	Orange	Adverse effect on the achievement of the Air Quality objective values stated in the 2013 Air Quality progress report but mitigation is possible.
	Red	Adverse impact on a designated Air Quality Management Area.
	?	Impact unknown at present stage; further assessment required.
Will it maintain and where possible improve surface water and groundwater quality?	?	Capacity issues to be established. Developer funding would be required for the necessary treatment facilities.
	Dark Green	No major capacity issues at the Waste Water Treatment Works.
	?	Yorkshire Water comment – ‘impacts in relation to waste water and water infrastructure cannot be predicted at this stage’
	Dark Green	No adverse impact.
	Yellow	Neutral or slight effects of additional surface water discharge on nearby watercourses.
	Orange	Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.
	Red	Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.
Will it maintain and where possible improve soil quality and minimise the loss of soils to development?	Dark Green	Land is approximately 75-100% previously developed land.
	Light Green	Land is approximately 50-74% previously developed land.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale
	Yellow	Land is approximately 25-49% previously developed land.
	Orange	Land is approximately 1-24% previously developed land.
	Red	Land is approximately 100% greenfield.
	Red	50% or more is Grade 1 agricultural land.
	Orange	50% or more is Grade 2 agricultural land.
	Yellow	50% or more is Grade 3 agricultural land.
	Light Green	50% or more is Grade 4 agricultural land.
	Dark Green	50% or more is Grade 5 agricultural land.
	N/A	Greater proportion of the site does not fall within any agricultural land classification.
	?	Insufficient evidence relating to soil quality on the site.
Will it prevent unacceptable levels of noise, vibration and light pollution?	Red	A major road/railway line/industry lies close to the site.
	O	A major road/railway/industry does not lie close to the site.

Table 4.3

SA Objective	Performance	Assessment Rationale
10. A transport network that maximises access whilst detrimental impacts		

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale
Will it ease congestion on the road/rail network?	Dark Green Updated Local Plan Assessment Rationale for Sites Objectives 10 - 16	No transport or accessibility problems evident from information provided at the time of the appraisal.
	Light Green	Some transport and/or accessibility related problems but minor in nature and can be mitigated.
	Yellow	Some transport/and accessibility related problems, including cumulative impacts although developer funded mitigation measures can address these.
	Orange	Significant transport/and or accessibility/ cumulative impact problems requiring substantial mitigation measures to address impacts as part of a developer contribution funding mechanism.
	Red	Significant transport/accessibility/cumulative impact problems requiring substantial new infrastructure provision, business case preparation and government funding bids submitted.
Will it increase provision of public transport where needed?	Dark Green	Adjacent to both Key Bus Network and a station on the Harrogate rail line (or affords good connectivity to the rail station) and extension of the Key Bus Network is possible as part of the development.
	Light Green	Adjacent only to the Key Bus Network, the extension of which is possible as part of the development.
	Orange	Location does not offer good connectivity but there may be opportunities for improvement.
	Red	Location does not offer good connectivity and there are no opportunities for improvement.
	O	The site lies adjacent to the key bus network but there is no possibility of achieving an extension to the site.
	?	Increased public transport provision and extension of services cannot be predicted at this stage.
Will it improve existing provision of cycleways and footpaths?	Dark Green	Well served by existing routes.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale
	Dark Green	Ability to create a new cycle route.
	Light Green	Ability to connect to existing cycle routes.
	Orange	Poor connectivity to routes suitable for cycling.
	Red	Poor connectivity to routes suitable for cycling with no prospect of improvement.
	Orange	Some pedestrian access and safety issues but mitigation should be possible.
	Dark Green	Convenient and safe pedestrian routes to access services and facilities.
	Red	Lack of pavements/poor road crossings/traffic volume/speed does not encourage pedestrian access to services and facilities.
	?	Existence of routes yet to be established.
Will it make the environment for non-car travel more attractive?	Red	There is a significant barrier to accessibility, such as a main road, leading to severance, making car use more attractive.
	Orange	Severance can be overcome.
	Dark Green	Severance is not a problem.
Will it improve rail services and facilities?	Light Green	The site offers the opportunity to enhance existing rail facilities (e.g. through improvements to pedestrian access/parking or park and ride/ station improvements).

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale
	Dark Green	The location offers the opportunity to provide a new rail station.
	O	Not located near a railway line or located near railway station but no opportunities for enhancement.
11. Minimise greenhouse gas emissions and a managed response to climate change		
Will it reduce greenhouse gas emissions and therefore help to tackle climate change?	Dark Green	Site lies within 400m of a bus stop.
	Red	The site is not within 400m of a bus stop.
	Orange	The site is not within 400m of a bus stop (50+ dwellings).
Will it increase the amount of energy from renewable sources that is generated and consumed?	N/A	This is already included under Objective 1. Scoring here would result in double counting.
Will it reduce the risk of flooding?	Dark Green	Site is wholly within flood zone 1.
	Light Green	50% or more of the site is within flood zone 1.
	Yellow	Up to 50% of the site is within flood zone 1.
	Orange	50% or more of the site is in flood zone 2.
	Red	50% or more of the site is within flood zone 3a.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
Will it increase efficiency in water, energy and raw material use?	Red	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale
Will it make efficient use of land (appropriate density, brownfield in preference to greenfield, protect good agricultural land?)	Dark Green	Would utilise brownfield land as part of the development.
	Orange	Greenfield land, but not grade 1, 2 and 3a
	Red	Loss of grade 1, 2 and 3a agricultural land.
Will it increase prevention, re-use, recovery and recycling of waste?	Red	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	Dark Green	Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.
	Light Green	Development is likely to enhance or better reveal elements which contribute to the significance of a non-designated heritage asset.
	Yellow	Development is unlikely to affect any elements which contribute to the significance of a heritage asset.
	Orange	Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.
	Red	Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.
	O	There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	N/A	Accessibility has already been addressed under Objectives 6 and 10. Scoring here would result in double counting.
Will it prevent inappropriate development in floodplains?	N/A	Flood risk has already been assessed under Objective 11 (see above). Scoring here would result in double counting.

4 Sustainability Appraisal Framework, Objectives and Indicators

SA Objective	Performance	Assessment Rationale
Will it ensure new developments provide essential services accessible without use of a car and accessible by public transport?	N/A	Large scale developments would be expected to provide a good level of services and facilities, however it is also important to maximise access to existing facilities – see comments under Objectives 6 and 10.
Will it result in the regeneration of derelict or visually unattractive land?	Dark Green	Provides for the regeneration of a derelict or visually unattractive area.
	O	Site is not in a derelict or visually unattractive area.
Will it encourage the re-use of existing buildings?	Dark Green	The buildings on site are capable of re-use/conversion.
	Red	Demolition of buildings/structures would be required.
	O	There are no buildings on site.
Will it ensure high design quality which supports local distinctiveness?	Red	The prominent, open nature of the site means that built development will have a negative impact on local distinctiveness.
	Orange	The prominent, open nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.
	Dark Green	Site re-development provides an opportunity for high quality design.
Will it promote mixed use development?	Dark Green	Mixed use development can be accommodated on the site.
	O	Mixed Use development could not be accommodated on this site.
15. Good quality employment opportunities available to all		
Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities?	Light Green	Site suitable for employment use – minimum of 0.25ha/500sq.m. floorspace / SHELAA site.
	Dark Green	Mixed use scheme including housing and employment land.

Sustainability Appraisal Framework, Objectives and Indicators 4

SA Objective	Performance	Assessment Rationale
	Red	Loss of employment site.
	N/A	The proposed use for the site is for housing only.
Will it ensure employment opportunities are accessible by public transport?	Dark Green	Site lies within 800m of a bus stop where frequency of service enables commuting by bus for work.
	Red	Loss of employment site accessible by public transport.
	N/A	The proposed use for the site is housing only.
	?	Proposed for employment/mixed use and public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment		
Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	Light Green	<i>(Where no employment proposed)</i> Provision of affordable housing will help support existing businesses with the recruitment and retention of staff.
	Red	Existing businesses on site will be displaced.
	Red	Site provides a useful supply of low grade employment land.
	Dark Green	Provision of employment land will encourage investment and support local business expansion.
	Light Green	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion.

Table 4.3

Appendix 5 Summary of Consultation Responses

Summary of Responses to Harrogate District Local Plan Issues and Options 2015 Consultations Together with Officer Responses

Harrogate District Local Plan: Draft Sustainability Appraisal: Interim Report, July 2015

Policies, Plans or Programmes

Consultee	Comment	HBC Response
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Paragraph 2.1: <i>Heritage Protection for the 21 Century</i> is now several years old and has largely been overtaken by subsequent national policy guidance. Consequently, it could be deleted from this list. 	This document has been deleted from the list in Appendix 2, Review of Plans, Policies and Programmes.

Table 5.1 Policies, plans or programmes

Baseline Information

Consultee	Comment	HBC Response
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Objective 13, Indicator, Number of assets: <p><u>Quantified data</u> : In order to provide a baseline against which to monitor the effect of the plan, this should include the numbers of all designated heritage assets in the district. The most recent Heritage Counts (October 2014) shows that Harrogate has: 2267 Listed Buildings of which: 49 are Grade I, 113 are Grade II*, 2105 are Grade II 52 Conservation Areas 12 Historic Parks and Gardens of which: 2 are Grade I, 3 are Grade II*, 7 are Grade II 169 Scheduled Monuments</p> <p>3 Registered Battlefields</p> <p><u>Trend</u> : It is not clear where your figure for Scheduled Monuments in 2004 has come from. It seems unlikely that figure was anywhere near as low as is recorded here.</p> <p><u>Issues</u> : It would be more accurate to state that the number of designated heritage assets has remained relatively constant.</p>	The data included in Appendix 3 Summary of baseline position base line has been updated.

Table 5.2 Baseline information

Sustainability Appraisal Framework

Consultee	Comment	HBC Response
Environment Agency	We are pleased to see that our previous comments have been taken into consideration and we have no further comments to make.	Noted

5 Summary of Consultation Responses

Consultee	Comment	HBC Response
Stockeld Park/Hallam Land Management	<p>The assessment rationale for sites sets out the proposed traffic light scoring system that it is proposed to use for assessing sites. The assessment rationale cover a wide range of topics but it is maintained the performance scoring / assessment rationale for each objective does not always fully consider all potential scenarios and could result in a site performing poorly despite being able to meet the sustainability objective.</p> <p>It is considered the site assessment rationale needs to ensure that all potential options are scored and that the resultant score reflects the final outcome, taking into account mitigation measures that can be secured through a site's allocation and subsequent planning applications</p>	<p>Individual site assessments have been prepared for draft allocations (appendix 8) and for other sites submitted as part of the 'call for sites' (appendix 7).</p> <p>As part of these assessments the positive and negative effects in relation to each site have been summarised. This process has been informed through consultation with the three statutory consultation bodies: Natural England , Historic England and the Environment Agency.</p>
Baker Tiley Restructuring & Recovery LLP	<p>The assessment rationale for sites sets out the proposed traffic light scoring system that it is proposed to use for assessing sites. The assessment rationale cover a wide range of topics but it is maintained the performance scoring / assessment rationale for each objective does not always fully consider all potential scenarios and could result in a site performing poorly despite being able to meet the sustainability objective.</p> <p>It is considered the site assessment rationale needs to ensure that all potential options are scored and that the resultant score reflects the final outcome, taking into account mitigation measures that can be secured through a site's allocation and subsequent planning applications.</p>	<p>Individual site assessments have been prepared for draft allocations(appendix 8) and for other sites submitted for consultation (appendix 7).</p> <p>As part of these assessments the positive and negative effects in relation to each site have been summarised. This process has been informed through consultation with the three statutory consultation bodies: Natural England , Historic England and the Environment Agency.</p>
Natural England	<p>The framework that is set out, if completed will comply with the requirements of the Planning and Compulsory Purchase Act, 2004 and the Environmental Assessment of Plans and Programmes Regulations 2004.</p> <p>Natural England welcomes the commitment to an assessment of environmental constraints, this should inform the SA and enable HBC to avoid those allocations that are likely to significantly affect the environment. When assessing allocations, Natural England encourage that all reasonable alternatives are thoroughly examined to ensure that sites of lesser environmental value are selected.</p>	Noted.

Table 5.3 Sustainability Appraisal Framework

Assessment of Growth Strategies

Consultee	Comment	HBC Response
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> SA Objective 13 (historic environment): The following should also be noted: Knareborough - The need to safeguard the setting of the town's Conservation Area and that around Scriven could limit the growth of the town in a westerly and northerly direction. Harrogate - The need to safeguard the setting of the town's Conservation Area could limit growth to the west of the town and the Grade II Historic Park and Garden at Rudding Park significant growth in a southerly direction. 	<p>Individual site assessments included in appendices 7 and 8 evaluate impact upon heritage assets. These assessments have been informed by the council's 'in house' conservation expertise and have considered issues relating to safeguarding the setting of conservation areas and impact on the district's heritage assets.</p>

Summary of Consultation Responses 5

Consultee	Comment	HBC Response
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Conclusions (page 188 and all subsequent pages where there is a Conclusion): In terms of the historic environment, it is clear from the evaluation that for most of the Options, the actual impact is likely to be uncertain. This is largely because there has been no meaningful evaluation of what effect the likely scale of growth proposed might have. Therefore, one of the conclusions should be that there would need to be more detailed evaluation to assess the impacts upon the district's heritage assets. 	Individual site assessments included in appendices 7 and 8 evaluate impact upon the heritage assets. This assessment has been informed by the council's in house conservation expertise.
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Summary (page 190 and all subsequent pages where this approach has been used): It is unclear why the summary only considers the impact upon Conservation Areas. In order to provide any meaningful evaluation of the likely impact upon the historic environment, it needs to consider the effects upon all designated heritage assets. This is well illustrated by the evaluation of Option 2 (focusing growth in the largest settlements) which identifies the potential harm which the continued growth of Ripon might have on the World Heritage Site. If the summary evaluated the impact upon all heritage assets then this may warrant a change of score for some of the options. However, by only considering the effect upon conservation areas, the effect is considered to be 'generally positive', and thus could end up with a development strategy which threatens the Outstanding Universal value of the District's most important heritage asset. The summary should be based upon the 16 SA objectives. In terms of the historic environment, it is clear from the evaluation that for most of the Options, the actual impact is likely to be uncertain. 	<p>The assessment of growth strategies identified the key high level pros and cons of each option in terms of the Sustainability Appraisal's (SA) 16 draft objectives. These were then used to identify the main benefits, risks, disadvantages and potential mitigation measures associated with each option. At this high level assessment conservation areas were considered to provide a good high level indicator.</p> <p>The council's data base includes environmental constraints including listed buildings and the World Heritage Site and its buffer zone. This data was used to inform the detailed site assessments included in appendices 7 and 8.</p>
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> SA Objective 13 (historic environment) (page 187, Strategy 3): The following should also be noted: <ul style="list-style-type: none"> Boroughbridge - The need to safeguard the setting of the Devil's Arrows on the western side of the town, the Registered Battlefield on the northern side, and the Roman town of Aldborough on the east could present a challenge to the significant growth of this settlement. 	These constraints have been taken into account in the detailed assessment of sites.
Stockeld Park/Hallam Land Management	<p>We support the concentration of growth along transport corridors. It is evident that this option provides a highly sustainable solution and should be supported by the Council.</p> <p>It is acknowledged that the largest settlements will be able to accommodate some level of growth based on land available supply and existing infrastructure capacity. This growth will be limited and this strategy cannot be the sole focus of the Council's growth strategy despite how this option is scored.</p> <p>To meet the housing needs throughout the plan period and to be able to respond in a flexible manner should deliverability continue to be a problem, the Council will need to duly consider supporting other options.</p>	This has been taken into account in the choice of a preferred growth option.

5 Summary of Consultation Responses

Consultee	Comment	HBC Response
Baker Tiley Restructuring & Recovery LLP	<p>Strategy 5 refers to a new settlement close to the A1M and the appraisal identifies a number of 'pros' to this approach. However, one of the 'cons' is that the delivery of housing at a new settlement could be very long term. In the case of Flaxby Golf Club</p> <p>this is not the case as the site is in single ownership and a new roundabout on the A59 is already in place. With a phased approach to other necessary infrastructure, it is considered that works could start on site in the short term in the event that planning permission was granted.</p> <p>There are some 'generally negative' ratings for Flaxby in the summary table for which other ratings should be applied:</p> <ul style="list-style-type: none"> • due to the existing highway infrastructure it is considered this should have a green rating • concerning 'local needs met locally' the site will have a central hub that will provide a range of services that will serve the emerging community and existing residents • development would protect agricultural land as the site has been developed and operated as a golf club and therefore is a less site sensitive than some other sites considered for a new settlement so should not be considered generally negative 	This site was submitted as part of the 'call for sites' and has been assessed as part of the SA process. See Appendix 8a.

Table 5.4 Assessment of Growth Strategies

Other Issues

Consultee	Comment	HBC Response
Mr Geoffrey Webber	There should be no reduction in "on street" parking in Harrogate town centre; indeed more on and off street spaces should be provided. Park and ride will not work for Harrogate - we do not have the USB such as York etc. To make P & R work there would have to carrot and stick - the stick being to make town centre more difficult by reducing provision and increasing prices. This will impact severely on tourists and shoppers.	As part of the evidence base for the local plan a new Traffic Model has been built for the district and this has been used to test a number of growth options and the sites to deliver them. This work will inform the nature of mitigation measures required to support the draft allocations.
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> • SA Objective 13 (historic environment, page 210 Strategy 5): The following should also be noted: • Considerable number of designated heritage assets of the highest significance in this area including: <ul style="list-style-type: none"> • The Buffer Zone for the World Heritage Site • Numerous Scheduled Monuments including henges, barrows, the Roman town of Aldborough • Registered Battlefields of Boroughbridge, Myton and Marston Moor • Grade II* Historic Park and Garden at Newby Hall • Also any other designated heritage assets including: <ul style="list-style-type: none"> • Grade II Historic Parks and Gardens Norton Conyers, Allerton Park, Ribston Hall • A large number of Conservation Areas and Listed Buildings • Given the fact that this area follows the line of Dere Street/The Great North Road (also broadly analogous to the Southern Magnesian Limestone ridge in the Borough) there is a high potential for significant archaeological remains in this area. 	The presence of designated and non-designated heritage assets has been addressed as part of the site assessment/SA work.
Historic England	There are a few areas of the document where we consider that some amendments are necessary. These are as follows:	The presence of designated and non-designated heritage assets has been addressed as part of the site assessment/SA work.

Summary of Consultation Responses 5

Consultee	Comment	HBC Response
	<p>SA Objective 13 (historic environment, page 217 Strategy 6 and 7): The following should also be noted:</p> <ul style="list-style-type: none"> The potential impact upon the setting of a number of Historic Parks and Gardens. 	
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <p>SA Objective 13 (historic environment, page 225 Strategy 8): The following should also be noted:</p> <ul style="list-style-type: none"> The potential impact upon the setting of a number of Historic Parks and Gardens. 	This has been addressed as part of the site assessment/SA work.
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <p>SA Objective 13 (historic environment, page 231 Strategy 9): The following should also be noted:</p> <ul style="list-style-type: none"> The edge of Tockwith airfield lies only 500 metres from the boundary of the Registered Battlefield of Marston Moor and close to the boundary of the Tockwith Conservation Area. The redevelopment of this site could impact upon the significance of both these assets. 	This has been addressed as part of the site assessment/SA work.
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <p>SA Objective 13 (historic environment, page 225 Strategy 10): The following should also be noted:</p> <ul style="list-style-type: none"> The potential impact upon the setting of a number of Historic Parks and Gardens and Scheduled Monuments. 	This has been addressed as part of the site assessment/SA work.
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Paragraph 2.26, line 1: The NPPF, in its definition of the environmental dimension of sustainable development, makes a distinction between built, natural and historic environment. For consistency it would be preferable if this sentence was framed in similar language and amended to read: <i>"The quality of the built, natural and historic environments"</i> 	This text has been amended.
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Paragraph 2.26, line 3: There have been only four extra Listed Buildings designated since 2010 - hardly a particularly notable increase. It might be preferable, therefore, to give some indication of the extent of the resource and the threat that it is under. Therefore, it is suggested that the second sentence onwards is deleted and replaced with the following: <p><i>"Harrogate has an exceptionally rich and diverse historic environment including a World Heritage Site, more Registered Battlefields than any other English authority, the second-greatest area of Historic Parks and Gardens and the fourth highest total of Listed Buildings in Yorkshire. However, a number of these assets have been identified as being at risk including a quarter of its Historic Parks and Gardens."</i></p>	This text has been amended.

5 Summary of Consultation Responses

Consultee	Comment	HBC Response
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Paragraph 2.35, Key Sustainability Issues, Environmental: The potential difficulties of reconciling the growth necessary to meet the assessed development needs of the district with the conservation of its many heritage assets is likely to be a real challenge for the plan and should certainly be identified as a Key Sustainability Issue. 	<p>A further Key Sustainability Issue has been added at the end of section 2.0 to reflect the need to reconcile the growth required to meet the objectively assessed housing need with the retention of the quality of the built, natural and historic environments.</p>
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Paragraph 3.4, SA Objective 13 (historic environment): The first sentence of the accompanying text have little to do with the historic environment and would be more appropriately relocated in the previous SA Objective (SA 12). It would be more appropriate (and reflect the approach used for other Objectives) if this was replaced by reference to the Government's Core Planning Objectives for the historic environment: <p><i>"The Core planning principles set out in Paragraph 17 of the NPPF include the need to 'conserve heritage assets in a manner appropriate to their significance'".</i></p>	<p>The text has been amended to include the reference to para 17 of NPPF.</p>
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Paragraph 3.6: Given the assumptions which have been used to evaluate the draft Objectives of the Local Plan, there should be a clear statement along the lines that it will be necessary, therefore, for the Plan to ensure that it includes an appropriate policy framework in order to ensure that the environmental assets of the district are appropriately protected. 	<p>The text has been amended to reflect this.</p>
Historic England	<p>There are a few areas of the document where we consider that some amendments are necessary. These are as follows:</p> <ul style="list-style-type: none"> Appendix 3, SA Objective 13, Indicator, Loss or damage to the character or setting of the World Heritage Site. <p><u>Quantified data</u> : The two elements which are set out are not data but appear more akin to indicators. Notwithstanding that, the only elements that are being recorded are the effects of climate change upon the World Heritage Site. However, there are numerous other pressures on this landscape not least of which is the impact of development in the area around this area. The World Heritage Site Management Plan includes quantified data and a number of indicators which would provide a more appropriate picture of the state of Fountains Abbey/Studley Royal and these should be used instead.</p>	<p>This has been amended to reflect the WHS Management Plan. The number of planning applications within the WHS or buffer zone permitted despite objection from The National Trust and/or Historic England is now shown as an indicator.</p>
Mr Ashley Homburg	<p>After reading your Sustainability Appraisal, there are a number of points I would like to make about option 4 (covering Weeton specifically), some of which have not been sufficiently / accurately reflected in the appraisal.</p>	<p>The assessment undertaken of growth options for the Interim Report was a high level assessment. Further detailed work has now been undertaken to assess sites and develop a growth strategy. Individual site assessments address amongst other things biodiversity, the prudent use of natural resources and school capacity.</p>

Consultee	Comment	HBC Response
	<p>Firstly, Weeton is currently a quiet, rural location, with limited amenities and a genuine village feel, supported by the annual village Weeton show. This is why we (along with the majority of our neighbours) live here. We all see option 4 as the most significant threat to our village in a long time, as if progressed, it will destroy the look, feel and spirit of the village forever.</p> <p>Sustainability requirement 6 & 10: Travel. The proposal highlights the Weeton in Huby station as a significant reason for selection of the site for development. If you have ever travelled on the train you will know it is only usable if you want to work in the centre of Leeds or Harrogate. There has been no significant investment in the line for years, and as a result the rolling stock is ancient, the peak time trains are overloaded and there is insufficient parking at the station. As this is a franchised service, the Council will have little or no ability to insist on investment to improve this service (I assume if you had the remit, you would have done this long ago). There are no buses through the village, meaning either significant investment by the Council in new public transport routes, or that the residents need to use their cars.</p> <p>For car users there are two primary exits from the village:</p> <ul style="list-style-type: none"> ● To the A658 to Harrogate. There are two small tunnels under the railway line allowing exit to the A658, followed by a right hand turn that can take 5+ minutes at peak time. These are bottlenecks even with the current traffic volumes. ● To the A61 to Leeds. Traffic would have to follow the Weeton Lane to the A61, followed by a right hand turn that takes 5+ minutes at peak times. Weeton Lane is a 1.5 mile single track road with passing places and established high hedge rows. This road has already seen a number of accidents, and cannot cope with any additional traffic. The only solution would be to fully re-build this road, with a significant impact on biodiversity, farming and the local community. <p>Sustainability requirement 8. Biodiversity. The Wharfe Valley holds some of the most fertile farming land in Yorkshire, as well as beautiful, long distance views up to Harewood and across to Otley Chevin. There are also a number of woods that support wildlife, and on more than one occasion I've seen wild deer, bats and owls on Weeton Lane. This biodiversity will be lost if the green belt is reclassified and the demarcation between Leeds and Harrogate is eroded.</p> <p>Sustainability requirement 12. Prudent use of natural resources 12. This planning principle encourages the reuse of existing resources, including conversion of existing buildings. Weeton is a genuine farming village. There are very few existing building to convert – construction would therefore need to be on pure green-field sites. Furthermore, the supporting infrastructure would have to be completely redeveloped. There is no way the current resources put in place to support 200 houses (and around 20 working farms), can be 'improved' to support the scale of building envisaged. It would require new, whole-sale construction of fresh water supply, sewerage, electricity, mains gas, telephone, bus transport, schools, etc. etc. Furthermore, as there are no places of work near Weeton (and will be less if the farm land is used for construction!), all residents will have to commute, increasing the carbon footprint.</p>	<p>Development within the Leeds- Harrogate-York Rail corridor supports the business case for securing funding to improve rail services and infrastructure.</p>

Table 5.5 Other Issues

5 Summary of Consultation Responses

Harrogate District Local Plan: Draft Development Management Policies Consultation Sustainability Appraisal, November - December 2015

Sustainability Appraisal Assessment

Consultee	Comment	HBC Response
Historic England	<p>We would broadly agree with the assessment of the likely significant effects which the Draft Development Management Policies might have upon the historic environment.</p> <p>We would strongly advise that the council's Conservation Section and the archaeological staff at North Yorkshire County Council are closely involved throughout the preparation of the SA. They are best placed to advise on local historic environment issues and priorities and how the policy proposals can be tailored to minimise potential adverse impacts.</p>	The council's consultancy team which includes specialist officers dealing with conservation, landscape and ecology matters has been an integral part of the site assessment process. North Yorkshire County Council is a statutory consultee.
Natural England	<p>Policy SD2 - the NPPF has the avoid, mitigate, compensate hierarchy at its heart as noted above. It is important to recognise the exceptions/restrictions identified in the NPPF.</p> <p>It would be useful for the SA to consider how this policy should contribute to the SA objective 12 'prudent use of energy and resources'. As noted above soils are a key finite resource that need to be protected by the development management policies.</p>	A new policy covering the protection of Agricultural Land is included in the draft plan.
Tockwith and Wilstrop Parish Council	General feeling that the Borough Council are under pressure to supply new housing and have written a policy that in one size fits all which is not the case.	The Council must meet its objectively assessed need for housing and employment.

Table 5.6 Sustainability Appraisal Assessment

Economic Policies

Consultee	Comment	HBC Response
Natural England	Policy EC5 - the SA needs to consider whether this will lead to increases in traffic, testing it against the appropriate SA objectives.	The revised policy and its SA assessment identify that increased traffic may lead to negative effects on air quality. This issue is also addressed in the Habitats Regulation Assessment.

Table 5.7 Economic Policies

Natural Environment Policies

Consultee	Comment	HBC Response
Mr M Lowsley	I disagree with the assessment that <i>"The scope of this draft policy suggests landscape character would be protected. This will have a significant positive effect on the objective of maintaining an attractive environment, one of the district's key attractions..."</i> and that the short/medium/long term effects would be <i>"very positive short, medium and long term effects"</i> .	The draft plan now includes a policy on the protection of landscape character.
Natural England	<p>Policy NE1 - as noted above there can be air quality impacts on habitats and species. This needs to be addressed in the SA.</p> <p>Policy NE3 - we would refer you to our comments on the draft policy and recommend that these are addressed within the SA.</p>	The revised policy and its SA assessment identify that increased traffic may lead to negative effects on air quality. This issue is also addressed in the Habitats Regulation Assessment.

Table 5.8 Natural Environment Policies

Summary of responses to the consultation on the Harrogate District Local Plan Draft Sustainability Appraisal Scoping Report 2014 together with officer responses and changes which have been incorporated into this latest version of the SA.

Historic England (formerly English Heritage)

Summary of comments	Officer's response
Identifies additional plans and programmes to review	The following additional plans and programmes have been reviewed and added to appendix 2 : <ul style="list-style-type: none"> • The Convention for the Protection of the Architectural Heritage of Europe • The European Landscape Convention • The Fountains Abbey/Studley Royal World Heritage Site Management Plan 2009- 2014
Heritage Protection for the 21st Century is dated and overtaken by subsequent national policy guidance. It could be deleted	The Scoping Report reviews The Enterprise and Regulatory Reform Act 2013 which implemented some of the changes recommended by this white paper has been reviewed. Review of the White Paper has been deleted.
Amend terminology from "protect" heritage assets/ historic environment to "conserve" heritage assets/ historic environment.	The report has been reviewed in light of the NPPF definition of conservation including the review of plans, policies and programmes and SA objective 13.
Amend Local Plan objectives 3, 4, 5, 6, 9, 10, 14, 21 and 22 to show that the impacts of these objectives are uncertain rather than compatible with the objective to protect historic assets (objective 13).	The testing of the Local Plan objectives against the SA objectives was based on the assumption that any development would have regard to the historic environment. However, there is the possibility for any of the objectives if implemented poorly to impact negatively on the historic environment.
Local Plan objective 25 would impact positively on historic environment objective 13.	The matrix included in section 3.0 has been amended to show the compatibility of these two objectives.
Monitoring and baseline information should utilise all information within and be consistent with the 'Heritage at Risks Register'.	Baseline information has been amended to include all information recorded on 'Heritage at Risk Register' and to make clear that grade II listed buildings are not recorded.
It is not clear what the Indicator recording demolition of conservation area is intending to measure.	Reference to this indicator has been deleted.
Appendix 4 – Sustainability Framework Aim 13 - NPPF uses a holistic view of the historic environment and it may be simpler to combine the first, third and fourth objectives to read 'Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets'.	Amendments made to Appendix 4 to reflect these comments.
Appendix 4 – objective 13 assessment rationale – Amend assessment rationales to cover any element which contributes to a heritage asset. Dark green and light green rationales should be amended to relate to designated and non-designated assets respectively. Wording of yellow, orange and red rationales should be amended to more closely reflect the NPPF.	Amendments made to Appendix 4 to reflect these comments.
Work closely with conservation section and archaeological staff at NYCC.	The policy team works closely with the council's consultancy team which includes specialist officers dealing with conservation and design, landscape, ecology and land drainage. NYCC is consulted on the preparation of the Local Plan.

Table 5.9 Historic England (formerly English Heritage) comments

Environment Agency

Summary of comments	Officer's response
Identifies additional plans and programmes to review.	The following additional programmes, policies and plans have been reviewed and included in appendix 2 of this report:

5 Summary of Consultation Responses

Summary of comments	Officer's response
	<ul style="list-style-type: none"> • Humber River Basin Management Plan • Catchment Abstraction Management Strategy for Swale etc. • Catchment Abstraction Management Strategy for Wharfe and Lower Ouse • Northwest Level 1 Strategic Flood Assessment
Baseline summary should consider potable water supply for current and future demands. This and sewage capacity should be discussed with Yorkshire Water.	The council will be working with Yorkshire Water during development of the local plan. In particular, as part of the evidence base for the plan the council has appointed consultants to prepare an Infrastructure Capacity Study and Delivery Plan which will enable better understanding of planned investment and any supply/ demand gap. Detailed consultation will take place with YW as draft site options are developed.
EA agree that high water consumption and waste production are issues and that plan should encourage efficient use of natural resources but would like to see further detail. In particular, there is nothing explicit to manage or reduce water consumption.	Reduction of water consumption has been added to environmental implications for the local plan on page 14. SA objective 12 relates to efficient use of energy and natural resources. However, new development will inevitably increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
EA supports avoidance of inappropriate development in areas of flood risk but would like to see sequential approach adopted.	New flood risk assessment work will be undertaken to support the draft allocations in the local plan and will inform assessment rationale 11 in appendix 4.
Baseline should include indicators on quality of groundwater bodies.	This has been added to Appendix 3 section 9.
Baseline should include indicators for percentage and type of development on source protection zones. Source Protection Zones are being updated and development within these areas should be regulated.	Work is being undertaken to update these zones which are in any case subject to change. Further discussion on this matter will take place as part of work for the Infrastructure Capacity Study and Delivery Plan
If the council is considering land for allocation that has previously been resisted on environmental grounds then the EA strongly urge the council to include the EA in discussions on new site requirements.	Detailed consultation will take place with the EA throughout the local plan preparation process.

Table 5.10 Environment Agency comments

Natural England

Summary of comments	Officer's response
Comparing SA objectives with NPPF – the paragraph on Objective 8 only refers to biodiversity. Paragraphs 109 and 115 of the NPPF refer to protection of landscapes and protection of AONBs. Natural England also provides links to further information on the National Character Areas within our district.	Add reference to paragraphs 109 and 115 to this section of the report. A review of the National Character Area profiles is included in appendix 2.
SA objective 10 (transport network) – footpaths and cycle paths are ideal opportunities to incorporate Green Infrastructure. GI can perform functions such as improved flood risk management, provision of accessible green space, climate change mitigation and biodiversity enhancement.	Green Infrastructure is not directly referred to within the sustainability framework however the functions which GI can provide are included within the SA objectives. Protection of GI is also a Local Plan objective. Amendments have been made to the commentary on objective 10 and Appendix 4 has been amended to include under SA objective 8 biodiversity – Will it offer opportunities to enhance green infrastructure?
Local Plan Objective 2 – if this objective is to be re-worded it should ensure that the impacts to designated sites, priority habitats and Best and Most Versatile land are avoided with mitigation only considered when this is not possible.	Further discussions with Natural England will inform re-wording of Local Plan Objective 2 if required. However, draft Local Plan objectives 23/24 and 25 should also be taken into account. Reference is made to Natural England's comments in the commentary to the assessment under objective 2.
Implication of EU Habitats Directive (Appendix 2) – name of SSSIs incorrect.	Names of SSSIs have been amended.

Summary of comments	Officer's response
Assessment Rationale for SA objective 8: biodiversity and attractiveness of the natural environment. The key issues for this objective are whether the site will protect and enhance the habitats and species, but the highest achievable rating does not refer to enhancement. The lesser three ratings do not refer to international sites.	Further discussion has taken place with Natural England and assessment rationale agreed.

Table 5.11 Natural England comments

North Yorkshire County Council

Summary of comments	Officer's response
Identifies additional plans and programmes to review	<ul style="list-style-type: none"> Local Flood Risk Management Strategy is being prepared but at the moment is only at draft stage. The scoping report reviewed the Ouse Catchment Flood Management Plan. As the Local Flood Risk Management Strategy progresses it will need to be reviewed to inform the SA on local level action required. Joint Minerals and Waste Local Plan for York, North Yorkshire and the North York Moors was referred to within the scoping report. A number of sites from the Harrogate district have been put forward for mineral extraction and safeguarding sites and this will have to be borne in mind as the Local Plan progresses. National Adaptation Programme has been reviewed and added to appendix 2.
Trends in relation to climate change should be included. For example, data can be found from the UK Climate Projections website, excess winter mortality data from ons.gov.uk	Appendix 4: Sustainability appraisal framework, includes indicators in relation to climate change including: greenhouse gas emissions, energy efficiency and flood risk which are considered to be the key planning related likely effects. The ONS web site indicates that in 2013-2014 the excess winter deaths which occurred in England and Wales was the lowest since records began in 1950/51.
Objective 11 (minimise greenhouse gas emissions and a managed response to climate change) should be broader to include increase in resilience to climate changes/ weather extremes.	The Assessment rationale for SA objective 1 have been revised.
There is no objective for geo-diversity.	The terminology used in the assessment rationale for SA objective 8: biodiversity, has been amended to include the term local sites which also includes geo-diversity.
Objective 1 (quality housing available to all) includes reference to sustainable building practices. This should be furthered by supplemental objectives such as reducing materials or waste generated by development. A useful indicator could be the use of BREEAM.	Objective 12 aims for prudent and efficient use of energy and natural resources with minimal production of waste. The use of indicators for BREEAM and Code for Sustainable Homes was considered but proved difficult to monitor. The assessment rationale for objective 1 has now been amended to reflect recent government changes, with reference being made to the Building Regulations for England document L1A: Conservation of Fuel and Power in new dwellings (2013).
It is not clear how the SA will link with the Habitats Regulations Assessment and Strategic Flood Risk Assessment.	The introduction to the SA has been updated to include a section on Habitat Regulations Assessment and a table comparing the role of the Local Plan, SA/SEA and Habitat Regulations Assessment as the local plan progresses to the draft plan stage. A further flood risk assessment will be undertaken as part of the preparation of the plan and will inform the SA process.

Table 5.12 North Yorkshire County Council comments

Knaresborough Town Council

Summary comments	Officer's response
Neighbourhood Development Plans should be reviewed within appendix 2.	Currently there are no adopted Neighbourhood Plans to review but the council is aware of Neighbourhood Plans being produced and will review these as they are published in future iterations of the SA.

5 Summary of Consultation Responses

Summary comments	Officer's response
Data within appendix 3 should be compiled at town level or even smaller. Population growth should be broken down to individual town and major rural area.	Although there would be some benefit of compiling data at sub-district level it has not been practical to do so. Much of the data collected is from secondary sources and limited by the way this information has originally been collected and presented. The population projections are taken from Office for National Statistics and local authority districts are the smallest denominator.
There is little reference to working with the voluntary sector. This group should be included as key contributors to the plan development, consultation and review process.	The Sustainability Framework does not prescribe how consultation should be integrated with the development of the Local Plan. The Statement of Community Involvement sets out how the council will undertake consultation on the plan and this does not exclude the voluntary sector.
No reference to consultation on New Town development.	At the Scoping report stage the council was seeking views on the framework of the Sustainability Appraisal as a device for assessing the Local Plan. Consultations on the content of the Local Plan, including potential growth options are included in this Interim Report in Appendix 6.
Sustainability Framework references the need to protect historic buildings but does not take a holistic approach to protecting historic urban areas, such as Knaresborough town centre. In addition, there needs to be stronger protection of conservation areas.	SA Objective 13 seeks to conserve and enhance the historic environment and this includes conserving the character of historic settlements and conservation areas. In regards to this objective the assessment rationale rates the impact on a historic asset and this could include a conservation area or historic settlement.
Assessment rationale for Objective 6 – Local needs met locally makes reference to walking distance to GP surgery but does not specify walking to other services.	Guidance notes are included in the updated assessment rationale included as Appendix 4 in this document. Walking distances to other services are included.
Not enough detail on how the SA will differentiate the different needs faced by rural areas, market towns and small villages.	The objectives within the Sustainability Framework seek to make beneficial changes that are relevant to all areas of the district, for example, reducing pollution, protecting biodiversity. The objectives are non-place specific so that they are able to be applied to various locations across the district. Issues faced by the rural areas will be differentiated as part of the process – for example in relation to less access to jobs shops and services.
Difficult to identify when Harrogate refers to the district or the town.	The word district can be used in addition to or to replace Harrogate.
Assessment of traffic flows and projected increases in traffic volumes up to 2035 are required.	The council is working with NYCC as the local highway authority, and their consultants Jacobs, to build a new traffic model to test the traffic impacts of future development options and any necessary mitigation measures. This which will form part of the evidence base to support the new Local Plan which covers the period up to 2035.

Table 5.13 Knaresborough Town Council comments

6 Assessment of Growth Options

Appendix 6 Assessment of Growth Options

Introduction

Identification of strategies

6.1 In order to identify potential areas for growth, the planning policy team undertook a survey of Harrogate Borough Council elected members (Members), parish councils (including parish meetings, town councils and Ripon City Council) and neighbourhood

planning teams. In addition workshops were held with Members, and transport stakeholders. The transport stakeholders' workshop included representatives from the local highway authority (North Yorkshire County Council), the passenger transport authority, Highways England, bus and rail companies serving the area, Harrogate Borough Council officers (representing parking services, environmental protection, refuse services, strategic development, and development management), and transport officers from local authorities covered by the duty-to-co-operate.

6.2 This engagement identified the following views on potential areas for growth.

	Potential areas for growth	Survey of parish level councils	HBC Members' workshop	Transport stakeholders' workshop
1	Continue with existing approach. <i>As set out in the current Core Strategy</i>	+ -		
2	Focus growth in the largest settlements <i>Harrogate, Knaresborough, Ripon. Best access to jobs, shops and services. Possible extensions to existing bus services</i>	+		+
	Growth in Harrogate	+ -		+
	Growth in Knaresborough <i>For example: include Manse Farm</i>	+ -	+	+
	Growth in Ripon <i>More than currently - to reflect the closure of the barracks.</i>	+	+	+
3	Growth in the district's market towns <i>Boroughbridge, Masham, Pateley Bridge. Good access to jobs, shops and services.</i>	+		+
	Growth in Boroughbridge <i>May facilitate a viable bus service. Close to A1(M)</i>	+	+	+
	Growth in Masham			+
	Growth in Pateley Bridge			+
4	A dispersed approach, spreading development across the widest range of settlements. <i>All settlements could increase by a small set proportion. Help support existing services.</i>	+ -	+	-
4a	A dispersed approach across all appropriate defined settlements (including some growth in those currently Group C).	+ -	+	-
4b	A dispersed approach across all appropriate settlements (including some growth in those currently Group C and undefined).	+ -	+	-
5	A new settlement. <i>Accommodating a significant proportion of new development.</i>	+ -	+	+
	A new settlement close to the A1(M) on its eastern side	+ -	+	

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	A new settlement close to the A1(M) on its western side	+ -	+	
6	Growth in sustainable village clusters. <i>Groups of closely related villages that together provide access to jobs, shops, services.</i>	+	+	+
7	Growth in villages close to Harrogate, Ripon and Knaresborough. <i>Potential to be supported by better transport links, increasing access to jobs, shops and services.</i>	+ -		+
8	Growth in villages close to market towns. <i>Potential to be supported by better transport links, increasing access to jobs, shops and services.</i>	+ -	+	
8a	Growth in villages close to market towns in Harrogate district (Boroughbridge, Masham, Pateley Bridge).	+	+	
8b	Growth in villages close to market towns in neighbouring districts. <i>Requires DtC (Duty-to-Co-operate).</i>	-	+	
	Growth in villages close to Wetherby (market town in Leeds district). <i>Requires DtC</i>	-	+	
	Growth in villages close to Otley (market town in Leeds district). <i>Requires DtC</i>			
	Growth in villages close to Ilkley (market town in Bradford district). <i>Requires DtC</i>			
9	Growth in selected villages with large areas of previously developed land. <i>For example: Airfields - Tockwith, Dishforth.</i>	+	+	
10	Concentrate future growth around key public transport corridors.	+ -	+	+
10a	Concentrate future growth around key public transport corridors- Harrogate rail line.	+ -	+	+
	Concentrate future growth around key public transport corridors- Harrogate rail line. <i>Harrogate to York</i>	+ -	+	+
	Concentrate future growth around key public transport corridors- Harrogate rail line. <i>Harrogate to Leeds (Green Belt)</i>		+	+
10b	Concentrate future growth around key public transport corridors - strategic bus routes.	+		+
	Concentrate future growth around key public transport corridors - strategic bus routes. <i>A61 road corridor (Key bus corridor)</i>	+		+
	Concentrate future growth around key public transport corridors - strategic bus routes. <i>Bus corridor to Pateley Bridge. Potential to increase bus viability.</i>	+		+
11	Concentrate future growth around strategic East/West road corridor. <i>A59 Harrogate to York. Potential to support introduction of viable bus service.</i>	+ -	+	+

Table 6.1 Potential areas for growth

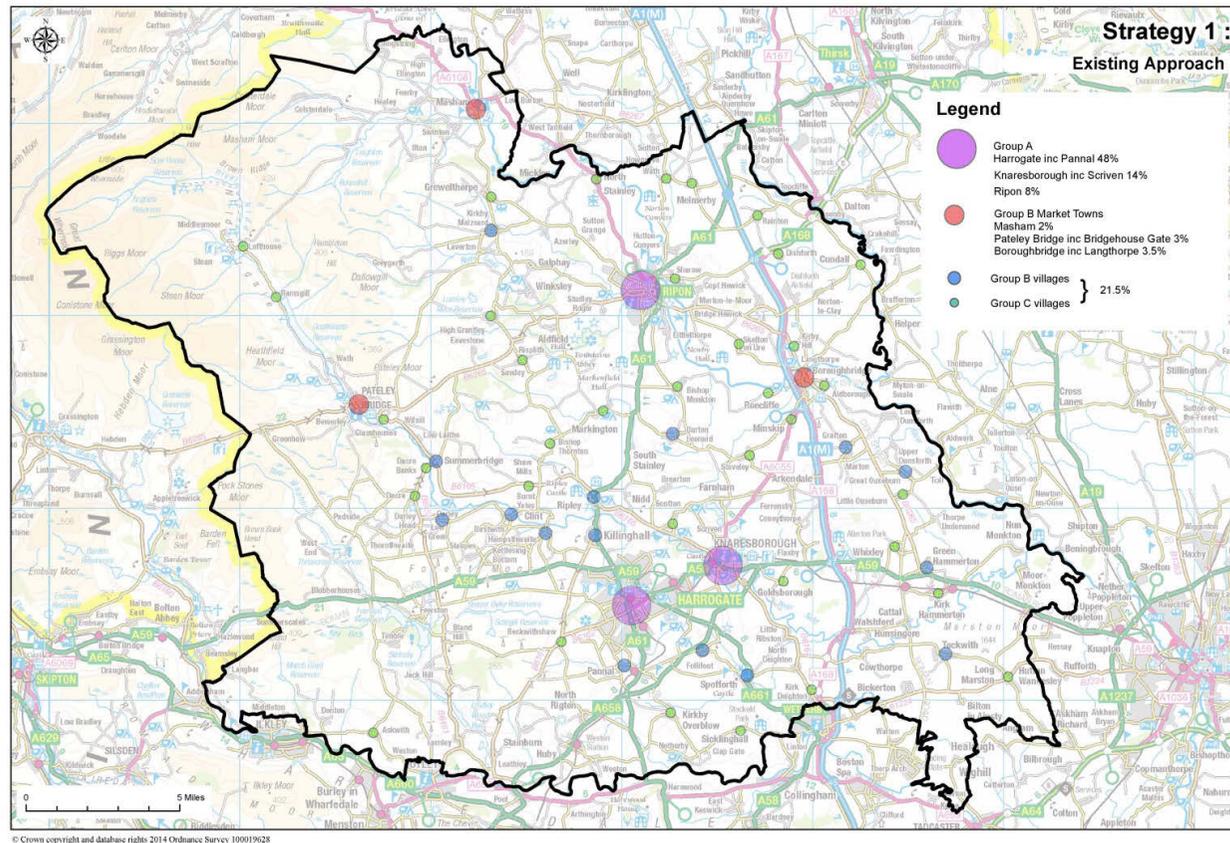
6 Assessment of Growth Options

- 6.3** A further workshop was held with the council's internal consultancy team to identify their thoughts in relation to conservation, design, landscape and transport issues.
- 6.4** The results of this engagement were used to identify the following strategies to be investigated further:
1. The existing approach.
 2. Focus growth in the largest settlements.
 3. Growth in the district's market towns.
 4. A dispersed approach.
 5. A new settlement (close to the A1(M)).
 6. Growth in sustainable village clusters.
 7. Growth in villages close to Harrogate, Knaresborough and Ripon.
 8. Growth in villages close to market towns.
 9. Growth in selected villages with large areas of previously developed land.
 10. Concentrate growth in strategic public transport corridors.
 11. Concentrate growth in the strategic east west road corridor.

Assessment of strategies

- 6.5** The main part of the assessment involved a small group of officers from the policy and consultancy teams identifying the key high level pros and cons of each option in terms of the Sustainability Appraisal's (SA) 16 draft objectives. This provided a detailed picture of the potential overall social, economic and environmental effects of each strategy. The pros and cons have then been used to identify the main benefits, risks, disadvantages, and potential mitigation measures associated with each option.
- 6.6** In order to facilitate a comparative assessment, each option was then scored against a set of simplified criteria drawn from the SA objectives. The criteria were developed in order to pick out the key elements within the SA objectives that are most relevant to a strategic assessment. For each criterion the strategies were scored green: generally positive or red: generally negative. Where there was considerable uncertainty about effects, an uncertain score was included.

Strategy 1: The Existing Approach

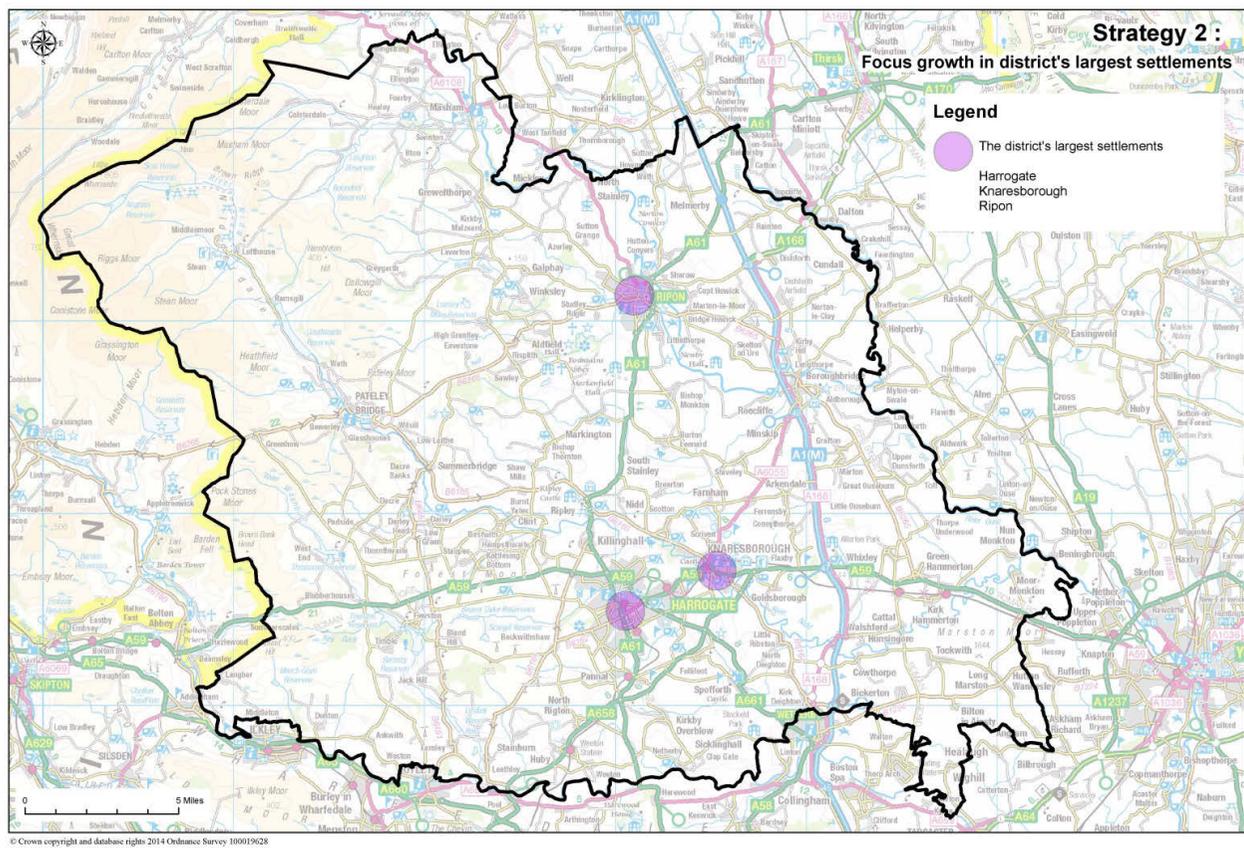


Map 6.1 Strategy 1: The existing approach

This strategy is the approach currently being followed, as set out in the Harrogate District Core Strategy (adopted 2009). Unlike the other strategies in this assessment, which concentrate on a single strategic element to help ensure that a high level assessment of the element is possible, strategy 1 includes several elements that would make a high level assessment less reliable. As a number of these elements are covered by the other strategies in this document, and because the Core Strategy was subject to a full sustainability appraisal, this strategy was not assessed further.

6 Assessment of Growth Options

Strategy 2: Focus Growth in the Largest Settlements (Harrogate, Knaresborough, Ripon)



Map 6.2 Strategy 2: Focus growth in the largest settlements (Harrogate, Knaresborough and Ripon)

Under this strategy most growth would take place in Harrogate, Knaresborough and Ripon. In line with previous adopted strategies, at this stage Harrogate is considered to include Pannal, and Knaresborough is considered to include Scriven.

Strategy 2: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> Provides housing in the areas where need and demand are greatest. Greater potential to accommodate large site allocations means it would be easier to provide for specific specialist housing needs e.g. extra care housing. 	<ul style="list-style-type: none"> Limits rural housing, potentially not meeting needs, as a result will deliver less affordable housing in rural areas. Possible uncertainties to delivery due to sufficient land and infrastructure capacity. Gypsum under Ripon will reduce the number of potential sites.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> Greater access to health services. Greater opportunities to access jobs, shops and services by walking and cycling. Easier and more cost effective to expand health services in response to increased demand. 	<ul style="list-style-type: none"> Potential to reduce open space in urban areas used for informal recreation. Potential to reduce air quality , including in Air Quality Management Areas.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> More likely to require large sites that would require master planning, master planning would make it easier to incorporate designing out crime principles. 	<ul style="list-style-type: none"> None identified.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> Potential for larger sites should yield a higher proportion of affordable housing and a wider range of market housing. Greater access to services and facilities. 	<ul style="list-style-type: none"> Less affordable housing in rural areas making it more difficult to provide services in these areas.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> Greater access to a wider range of cultural, leisure and recreational activities. Greater potential for access by public transport, walking, cycling. 	<ul style="list-style-type: none"> Non identified.
6. Local needs met locally	
Pros	Cons
<ul style="list-style-type: none"> Reduced need to travel longer distances to access services. Greater potential for access by public transport, walking and cycling. 	<ul style="list-style-type: none"> Provides limited support for rural services e.g. primary schools where numbers may be falling.
7. Education and training skills that build on the skills and capacity of the population	
Pros	Cons

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<ul style="list-style-type: none"> Greater choice of accessible primary and secondary schools. Greater access to further education. Larger sites have greater potential to concentrate new demand for primary schooling in a single location which makes providing additional school places more cost effective and more easily delivered. 	<ul style="list-style-type: none"> Provides limited support for existing services in rural areas.
8. Biodiversity and attractiveness of the natural environment	
<p style="text-align: center;">Pros</p>	<p style="text-align: center;">Cons</p>
<ul style="list-style-type: none"> Directs development away from areas covered by the following national and international designations: AONB, SPA, SAC but not all SSSIs most notably Hay-a Park and Quarry Moor. More efficient use of land- concentrated development requires less land to be set aside for infrastructure. Large sites will enable master planning that will help to ensure properly planned GI within developments as well as a greater potential to finance investment in nearby off-site GI improvements. 	<ul style="list-style-type: none"> May necessitate new road building that could have negative ecological and landscape affects. Directs development to areas covered by the Special Landscape Area local designation. Potential to reduce green space within urban areas. Potential for coalescence of Harrogate and Knaresborough unless current policy is maintained.
9. Minimal pollution levels	
<p style="text-align: center;">Pros</p>	<p style="text-align: center;">Cons</p>
<ul style="list-style-type: none"> Lead to lower increase in polluting travel and potential to encourage modal shift from polluting travel. Lead to greater re-use of previously developed land (PDL), potential to re-use contaminated land. 	<ul style="list-style-type: none"> Greater potential to negatively affect Air Quality Management Areas (AQMAs). Potential to increase traffic related air pollution, noise, and vibration in Harrogate, Knaresborough and Ripon.
10. A transport system that maximises access whilst minimising detrimental impacts	
<p style="text-align: center;">Pros</p>	<p style="text-align: center;">Cons</p>
<ul style="list-style-type: none"> Supports any future business case for securing funding to improve rail infrastructure and services. Supports bus viability in Harrogate, Knaresborough and Ripon. Potential to use development to contribute to investment in safer cycling routes and encourage more cycling. Potential to contribute to new highway infrastructure. Potential to contribute to highway capacity improvements in Harrogate, Knaresborough and Ripon. 	<ul style="list-style-type: none"> Potential for increased rail congestion, at least in the short term. Potential to increase road congestion in and around Harrogate, Knaresborough and Ripon. Bus services outside of the main urban areas (often the least viable) will not be supplied with significant numbers of additional potential users.
11. Minimise greenhouse gas emissions and a managed response to climate change	
<p style="text-align: center;">Pros</p>	<p style="text-align: center;">Cons</p>
<ul style="list-style-type: none"> Greater potential for use of Combined Heat and Power (CHP) and similar technologies. Potential for less use of polluting travel. 	<ul style="list-style-type: none"> Responding to extent of flood prone areas may limit available land for development (especially Ripon).
12. Prudent and efficient use of energy and natural resources with minimal production of waste	
<p style="text-align: center;">Pros</p>	<p style="text-align: center;">Cons</p>
<ul style="list-style-type: none"> Greater potential to adopt new more sustainable construction techniques. 	<ul style="list-style-type: none"> Will involve development on higher quality agricultural land.
13. Protect and enhance the historic environment	
<p style="text-align: center;">Pros</p>	<p style="text-align: center;">Cons</p>

<ul style="list-style-type: none"> • Less impact on setting of rural Conservation Areas. • May offer encouragement/support for the re-use of vacant heritage buildings. 	<ul style="list-style-type: none"> • Potential to impact on World Heritage Site and World Heritage Site buffer zone. • Potential to change the established character of Harrogate, Knaresborough and Ripon, especially in the urban fringes and setting of conservation areas.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> • Greater potential to re-use previously developed land (PDL). • Greater ability to achieve higher densities without compromising amenity. • Greater access to jobs, shops, services generally. • Larger sites will provide services within walking distance. 	<ul style="list-style-type: none"> • Sufficient sites may not be available without a review of Green Belt boundaries.
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> • Closer to major employment areas, accessible by a wider range of modes. • Greater potential for mixed use sites that provide employment. 	<ul style="list-style-type: none"> • Will lead to greater concentration of employment in the main urban area, less accessible to those living outside these areas.
16. Conditions for business success, economic growth and investment	
Pros	Cons
<ul style="list-style-type: none"> • Potential to contribute to new highway infrastructure- increase business competitiveness and improve attractiveness of employment sites to the market. • May support investment to improve rail services and infrastructure. Rail investment would support a range of businesses including tourism (business and leisure). • Greater potential to support local business as larger numbers are located in main urban areas. • Improved connectivity to other business markets through proximity to rail network / other businesses. 	<ul style="list-style-type: none"> • Provides limited support for new economic growth in the rural parts of the district.

Table 6.2 Strategy 2: Assessment

Strategy 2: Conclusions

<p>What are the benefits of this option?</p> <p>Focussing growth in Harrogate, Knaresborough and Ripon provides the opportunity to provide a range of house types including family accommodation, older people’s housing, smaller units, rented property and social housing, in a location where the need is greatest. The expansion of established communities with a wide range of jobs, shops, health and education services, recreation and open space, which can be added to and improved incrementally as the settlement grows, avoids the challenges of providing these from scratch, although some local services will need to be provided as part of development proposals. This option would also result in the upgrade of existing town centre facilities and services and enable mixed use development including employment sites.</p> <p>Development would provide the necessary funding to transform the traffic situation through better public transport, safer cycling and new roads to unlock development sites. This would in turn benefit existing communities by reducing congestion, improving air quality, noise and vibration, and by encouraging modal shift.</p> <p>There would be little or no impact on any SPA, SAC, or AONB designations in the west of the district or on conservation areas and their setting within the settlements. This option would allow for the introduction of combined heat and power providing the density of development was at an appropriate level, with potential opportunities to link into adjacent developments. A comprehensive approach to waste, water, materials, renewable energy, car share and green infrastructure can also be achieved.</p>
<p>What are the uncertainties/risks to delivery?</p>

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<p>A key risk of this option is the delivery of new transport infrastructure in order to accommodate the amount of development required. The lead in time for the delivery of such infrastructure may mean limited development is provided in the short to medium term. This would put pressure on other settlements to accommodate growth in order to meet the five year housing supply. There may not be sufficient sites available to accommodate all growth in the three urban centres. In Harrogate and Knaresborough a review of Green Belt boundaries may be required and Ripon has some significant development constraints.</p>
<p>What are the disadvantages of the option?</p>
<p>This option will result in less housing being delivered in rural areas and as a consequence less affordable housing in these areas. It will also mean less support for existing or new services in rural areas such as bus services and local schools. Infrastructure requirements and new development may have negative ecological and landscape effects and lead to a loss of grade 2 agricultural land. There may be an impact on local landscape areas designated as Special Landscape Areas and there is also the potential to reduce green spaces in the urban areas as opportunities for infill development are taken up. In Ripon, ground instability issues relating to gypsum, flood risk and impact on the World Heritage Site and World Heritage Site Buffer Zone may limit the availability of suitable sites. Increased development would lead to increased commuting, congestion, air quality, noise, vibration and light issues, and overcrowding on public transport.</p>
<p>What mitigation measures would be required?</p>
<p>Provision of new transport infrastructure as part of an integrated transport strategy supported by robust traffic modelling and assessment will be a key requirement for this growth option. Master Planning will be the key to ensuring new development is linked to previous settlement extensions, is linked by public transport, integrated into wider green infrastructure networks, and includes new recreation, sport and ecological facilities. Implementation of a design and landscape policy will be required in order to integrate future development and reduce environmental impact on the established character of the settlements.</p>

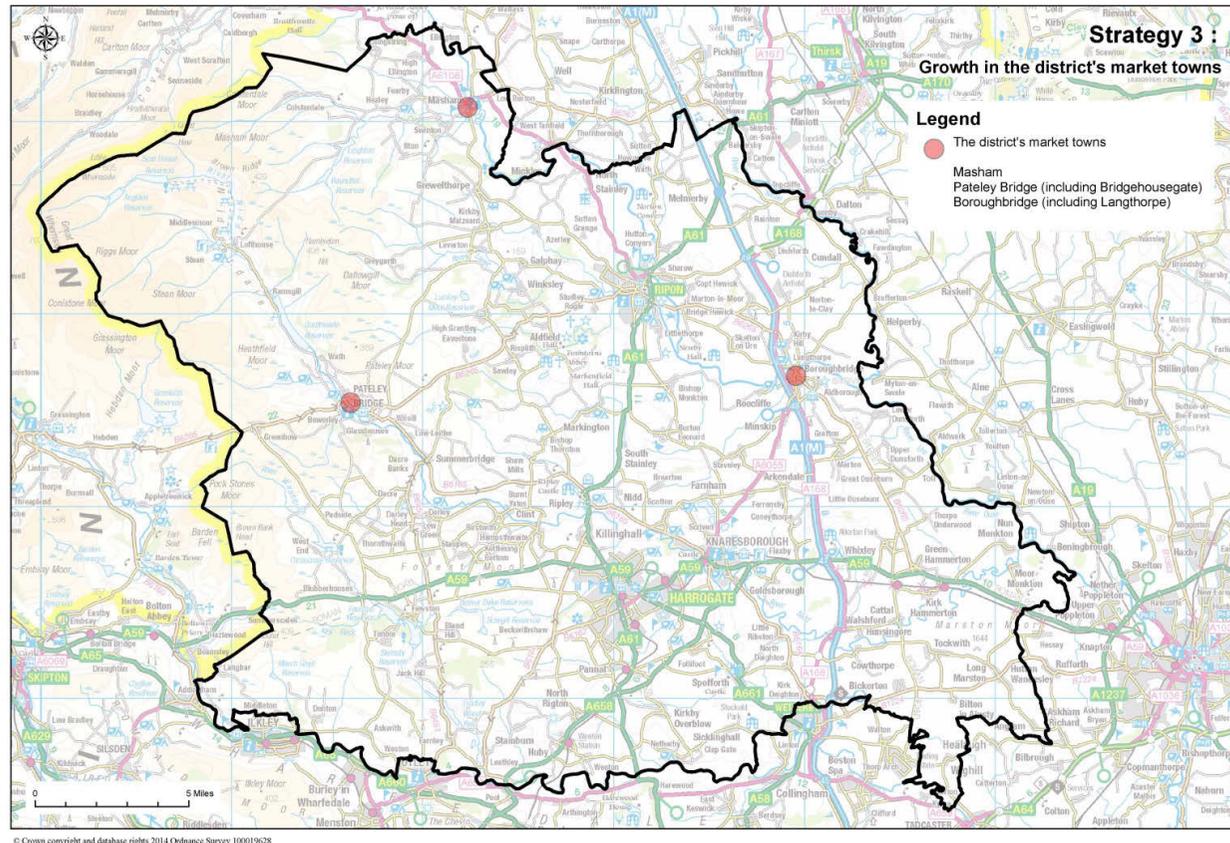
Table 6.3 Strategy 2: Conclusions

Strategy 2: Focus growth in the largest settlements (Harrogate, Knaresborough, Ripon). Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
RED	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	WHITE	GREEN	GREEN	GREEN

Table 6.4 Strategy 2: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

Strategy 3: Growth in the District's Market Towns (Boroughbridge, Masham, Pateley Bridge)



Map 6.3 Strategy 3: Growth in the district's market towns (Boroughbridge, Masham, Pateley Bridge)

Under this strategy most growth would take place in Pateley Bridge, Masham and Boroughbridge. In line with previous adopted strategies, at this stage Pateley Bridge is considered to include Bridgehousegate, and Boroughbridge is considered to include Langthorpe.

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Strategy 3: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> Enables rural housing needs, including needs for affordable housing, in the north, north-west and east of the district to be accommodated in settlements that are more sustainable. 	<ul style="list-style-type: none"> Limited provision for needs in main urban areas or parts of the district remote from a market town. May not be sufficient number of sites to accommodate the necessary level of development. Potential lack of sufficient developer interest.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> Market towns more able to provide for day-to-day health needs than smaller settlements in the countryside. Opportunities to access some jobs, shops and services by healthy travel modes (walking and cycling). Development concentrated in a smaller number of areas helps to ensure that expansion of services can be more cost effective. 	<ul style="list-style-type: none"> If a lack of sites is identified, development may be unintentionally directed towards vacant open space within the towns currently used for informal recreation. Potential to reduce air quality.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> Likely to require some large sites that would need master planning, master planning would make it easier to incorporate designing out crime principles. 	<ul style="list-style-type: none"> None identified.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> The inclusion of larger sites are more likely to deliver affordable housing and a better mix of market housing. Potential to provide for rural affordable housing needs in settlements that have more facilities and services to reduce social isolation. 	<ul style="list-style-type: none"> Unlikely to meet affordable housing needs within villages, the main urban areas or parts of the district remote from a market town. Facilities in the three larger settlements will be difficult to access from Boroughbridge and Masham by non-car modes. Potential for high levels of newcomers to relatively small towns- may have different views to existing populations that result in social tensions.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> Access to local facilities by walking and cycling. Will support existing facilities and has potential to encourage additional facilities. 	<ul style="list-style-type: none"> Limited access by non-car means to settlements with a wider range of facilities both within and beyond the district.
6. Local needs met locally	
Pros	Cons

<ul style="list-style-type: none"> ● Good access to a range of local facilities by walking and cycling as well as other sustainable modes of travel. ● Will support service centre role/existing facilities and has potential to encourage additional facilities. 	<ul style="list-style-type: none"> ● Limited access by non-car means to settlements with a wider range of facilities and job opportunities both within and beyond the district.
7. Education and training skills that build on the skills and capacity of the population	
Pros	Cons
<ul style="list-style-type: none"> ● Pressure on primary schools restricted to a limited number where achieving a critical mass would mean the necessary expansion would be easier to quantify and more likely to be viable. ● Potential to support rural secondary schools in Pateley Bridge and Boroughbridge. 	<ul style="list-style-type: none"> ● Limited support for schools in rural villages. ● May encourage increased travel to access the most popular secondary schools and to access Further Education. ● Travel costs for young people and those on low wages to access education may be expensive and prohibitive.
8. Biodiversity and attractiveness of the natural environment	
Pros	Cons
<ul style="list-style-type: none"> ● Potential to provide good access to the natural environment. ● Development on the edge of the settlements has potential to improve accessible Green Infrastructure to all residents. ● Development is directed away from areas covered by the Special Landscape Area local designation. ● Concentrates the impact on the AONB in a small number of locations. ● Potential to redefine settlement edges (woodland and/or tree cover) and improve their contribution to the wider landscape. 	<ul style="list-style-type: none"> ● Pateley Bridge is within the AONB; development may lead to negative impacts on the AONB and nearby SACs SPAs and SSSIs. ● Masham is close to the AONB; development may lead to negative impacts on the nearby AONB, SACs SPAs and SSSIs. ● Potential for large scale development to negatively impact on the landscape setting of the market towns. ● Potential for local highway capacity improvements to have negative landscape impacts.
9. Minimal pollution levels	
Pros	Cons
<ul style="list-style-type: none"> ● Potential to lead to lower increase in polluting travel where housing supports local workers. ● New housing provided in areas with generally good air quality. 	<ul style="list-style-type: none"> ● Potential to increase traffic related air pollution, noise and vibration within the market towns. ● Some potential to increase traffic related air pollution, noise and vibration in Harrogate, Knaresborough and Ripon as new residents require access to higher order facilities and employment opportunities. ● Some potential to negatively affect AQMAs.
10. A transport system that maximises access whilst minimising detrimental impacts	
Pros	Cons
<ul style="list-style-type: none"> ● Potential to support viability and/or increase frequency of current bus services, for example: Harrogate to Pateley Bridge; Harrogate to Boroughbridge; Ripon to Masham; and Ripon to York via Boroughbridge. 	<ul style="list-style-type: none"> ● May increase congestion on the narrow streets within the towns. ● Development in Boroughbridge may increase commuting traffic on the A1(M). ● Greater traffic flows on rural roads connecting market towns with larger urban areas.
11. Minimise greenhouse gas emissions and a managed response to climate change	
Pros	Cons
<ul style="list-style-type: none"> ● Opportunities to access some employment, day to day shopping and facilities/services within the market towns by walking and cycling. ● Some potential for less polluting travel to access the district's three largest settlements and beyond. 	<ul style="list-style-type: none"> ● Potentially a greater need to use traditional building materials that would reduce the ability to use less polluting construction materials and techniques. ● Flood zones in Pateley Bridge may limit developable area.
12. Prudent and efficient use of energy and natural resources with minimal production of waste	

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Pros	Cons
<ul style="list-style-type: none"> Pateley Bridge- unlikely to involve use of excellent and very good agricultural land. 	<ul style="list-style-type: none"> Potentially a greater need to use traditional building materials that would reduce the ability to use less polluting construction materials and techniques. Boroughbridge- higher chance that development will be required on excellent and very good agricultural land.
13. Protect and enhance the historic environment	
Pros	Cons
<ul style="list-style-type: none"> May offer encouragement/support for the re-use of vacant heritage buildings. Potential impact on Conservation Areas largely limited to those within the market towns. 	<ul style="list-style-type: none"> Potential to unintentionally direct development to former battlefield sites. Potential impact on the market town Conservation Areas.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> Potential to reuse vacant previously developed land (PDL) where sites exist. Efficient land use possible if a mix of appropriate densities employed. 	<ul style="list-style-type: none"> Increased traffic on the narrow High Street in Pateley Bridge may have negative impacts on the shopping environment. Inefficient land use possible if suburban densities used throughout.
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> Provides access to local jobs (albeit a narrow range) by a range of means. Potential to deliver live/work units in desirable locations. 	<ul style="list-style-type: none"> Limited ability to attract interest in large scale employment allocations (except around Boroughbridge). Most opportunities for employment will be away from the market towns and will involve significant travel.
16. Conditions for business success, economic growth and investment	
Pros	Cons
<ul style="list-style-type: none"> Support for the service centre role of the market towns. 	<ul style="list-style-type: none"> Potential to undermine tourism related businesses- particularly in Pateley Bridge and Masham.

Table 6.5 Strategy 3: Assessment

Strategy 3: Conclusions

<p>What are the benefits of this option?</p> <p>Growth in the district's market towns enables rural housing needs, including needs for affordable housing, in the north, north-west and east of the district to be accommodated in settlements that are more sustainable.</p> <p>The market towns would cater for a range of day-to-day needs in locations that can be accessed by walking and cycling, including shopping, leisure, recreation and cultural facilities. They also contain basic health and other services, primary schools (and a secondary school in Pateley Bridge), as well as providing a range of job opportunities. Development in the market towns will support their service centre role to the benefit of existing, as well as new residents, and has the potential to encourage investment in new businesses and the expansion of services.</p> <p>Development for employment uses has the potential to increase the quantity, quality and range of job opportunities available in the rural areas which could increase the proportion of people working closer to where they live. The option supports existing rural bus services between the market towns and the district's three main urban areas and has the potential to support increased service frequency.</p> <p>Development on the edge of the market towns would have little impact on the district's Special Landscape Areas, but has the potential to provide housing in areas with good air quality and good access to the natural environment. Planned development on the edge of these settlements also has the potential to improve accessible green infrastructure for all residents. In addition, development in Boroughbridge would have little effect on the AONB, SPA, SAC or SSSIs.</p>
<p>What are the uncertainties/risks to delivery?</p> <p>The major risks to delivery would be, firstly, whether sufficient numbers of appropriate sites to deliver this level of development would be available; and secondly, whether there would be sufficient developer interest, particularly for employment sites, to deliver significant development in these areas.</p>
<p>What are the disadvantages of the option?</p> <p>This option makes little provision for needs arising in the main urban areas or parts of the district remote from a market town, and is unlikely to be able to sustainably accommodate all the new development that will be required in the district during the plan period.</p> <p>Without investment, facilities, services and job opportunities in the district's three main urban areas would be difficult to access by non-car means. Increased car use would increase congestion in the urban areas and would have the potential to worsen air quality, including in the district's AQMAs. Development in Masham and Boroughbridge would be remote from secondary and further education provision, increasing travel costs and potentially resulting in increased car dependency.</p> <p>This option is likely to lead to increased traffic in the towns resulting in additional pollution, noise and vibration. There is a significant risk that major development at Boroughbridge would involve the use of the best agricultural land, it may negatively affect a former battlefield site, and increase traffic on the A1(M). Development in the market towns has the potential to undermine tourism related businesses by affecting the setting of their Conservation Areas. Development in Pateley Bridge and Masham has the potential to cause negative impacts on the AONB as well as nearby SACs, SPAs and SSSIs.</p>
<p>What mitigation measures would be required?</p> <p>It will be important to secure improvements to public transport in these areas to increase accessibility to the main urban centres for those jobs, shops and Services not provided within the market towns. It will also be important to ensure that new development is sympathetically incorporated into the existing settlement pattern in order to not undermine the tourism potential of these settlements. New development should seek to deliver new green infrastructure including landscape mitigation and ecological enhancement.</p>

Table 6.6 Strategy 3: Conclusions

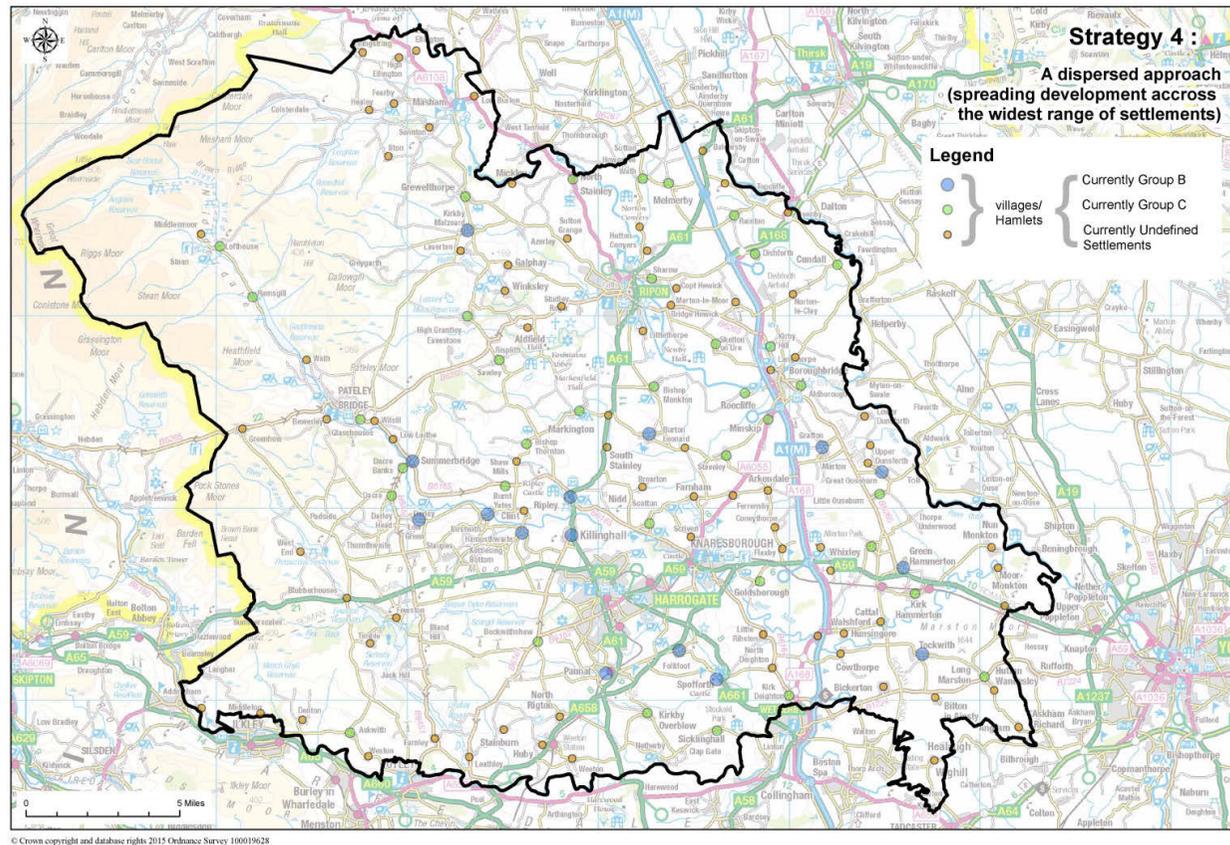
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Strategy 3: Growth in the district's market towns (Pateley Bridge, Masham, Boroughbridge). Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
GREEN	RED	GREEN	RED	WHITE	RED	GREEN	GREEN	GREEN	GREEN	RED	GREEN

Table 6.7 Strategy 3: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

Strategy 4: A Dispersed Approach (Spreading Development Across the Widest Range of Settlements)



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Map 6.4 Strategy 4: A dispersed approach (spreading development across the widest range of settlements)

Under this strategy most growth would take place in the widest selection of villages and hamlets. In terms of current planning policy (Core Strategy policy SG2) this would include Group B villages, Group C villages and villages and hamlets that are undefined.

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Strategy 4: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> Greater potential to meet needs in rural areas. More affordable housing in rural areas enabling a wider range of income groups to access housing in these areas - potential to support essential services by providing housing to key workers. 	<ul style="list-style-type: none"> Likely to require a greater number of smaller sites: This brings a greater uncertainty over delivery (e.g. sufficient capacity within smaller firms to deliver the large number of small sites required). Likely to require a greater number of smaller sites: government has consulted on proposals to introduce minimum site thresholds for affordable housing. If these are mandated, a dispersed approach using many smaller sites is likely to deliver significantly less affordable housing. Does not meet urban needs, particular impact on disadvantaged groups, BME groups, those in affordable housing need.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> Potential to support rural health services. Potential to encourage healthy lifestyles through easier access to the countryside. 	<ul style="list-style-type: none"> Potential to put additional pressure on rural health services without providing enough extra people in any single area to make investments in extending provision viable. Most villages have poor public transport access to hospitals, e.g. in Harrogate and Ripon.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> None identified.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> More housing in areas with existing strong communities, potential to encourage greater participation. May lead to more participation by encouraging more communities to use Neighbourhood Planning tools. 	<ul style="list-style-type: none"> Likely to require a greater number of smaller sites: government has consulted on proposals to introduce minimum site thresholds for affordable housing. If these are mandated, a dispersed approach using many smaller sites is likely to deliver significantly less affordable housing. A greater use of smaller sites may be less likely to deliver a wide mix of market housing types and sizes. Less ability to fund infrastructure improvements if development is below a critical mass. Remote from services aimed at reducing social isolation. Potential for relatively high levels of newcomers to villages- may have different views to existing populations that result in social tensions.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> Greater opportunities for informal outdoor leisure recreation without polluting travel. Good access to basic facilities within the village, where they exist. May support improvements to existing activities, venues etc., although the level of development in any one settlement may not be enough to make investment viable. 	<ul style="list-style-type: none"> Poor and limited access to cultural hubs (greater travelling but more polluting modes).

6. Local needs met locally	
Pros	Cons
<ul style="list-style-type: none"> New development in settlements with existing basic services will have potential to support these services. 	<ul style="list-style-type: none"> If development is split across the widest range of villages it is likely that access to essential services and employment in rural areas overall will remain poor- in most areas the development will not be sufficient for the delivery of additional services. Very poor access by non-car means.
7. Education and training skills that build on the skills and capacity of the population	
Pros	Cons
<ul style="list-style-type: none"> Potential to support rural primary schools. 	<ul style="list-style-type: none"> Potential to put additional pressure on primary schools without providing enough extra pupils in any single area to make investments in extending provision viable. Most settlements identified do not have education facilities- likely to cause increased travelling to primary schools (if one not in village), secondary schools, further education and employers offering apprenticeships. Travel costs for young people and those on low wages to access education may be expensive and limit take up of further education.
8. Biodiversity and attractiveness of the natural environment	
Pros	Cons
<ul style="list-style-type: none"> Potential to provide improved access to the countryside for residents. Provides opportunities to enhance landscape features at a local scale close a wide range of settlements. 	<ul style="list-style-type: none"> Impact of new development on existing landscapes will be spread over a wider area. The scale of development could put at risk the established scattered settlement pattern and existing small gaps between closely related settlements. Potential to direct development to areas within the AONB. Potential to direct development closer to SPA, SAC, SSSIs, SINC and increase recreational disturbance. Potential for local highway capacity improvements to have negative landscape impacts.
9. Minimal pollution levels	
Pros	Cons
<ul style="list-style-type: none"> New housing provided in areas with good air quality. 	<ul style="list-style-type: none"> Increased driving to access most services due to poor accessibility will negatively impact urban areas e.g. air quality, noise, vibration. Lead to increased light pollution in rural areas. Potential to negatively affect AQMAs.
10. A transport system that maximises access whilst minimising detrimental impacts	
Pros	Cons
<ul style="list-style-type: none"> May lead to minor highway/safety/pedestrian/cycle improvements. 	<ul style="list-style-type: none"> Greater traffic flows on rural roads connecting villages with other villages and larger urban areas. Poor accessibility and limited public transport will increase congestion in market towns and larger settlements as people use cars to access services. Spreads potential new bus passengers thinly across the whole district. This approach is less likely to support rural bus provision than concentrating rural development in villages where some bus provision currently exist.

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11. Minimise greenhouse gas emissions and a managed response to climate change	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Dispersed pattern will not provide enough development for CHP. Increased car journeys will increase carbon emissions.
12. Prudent and efficient use of energy and natural resources with minimal production of waste	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Will involve development on higher quality agricultural land.
13. Protect and enhance the historic environment	
Pros	Cons
<ul style="list-style-type: none"> May result in less impacts on Conservation Areas in market towns. 	<ul style="list-style-type: none"> Potentially greater impact on Conservation Areas. The change in many villages will be the most significant for decades and the scale required may be completely inappropriate for many rural settlements.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Less potential to re-use previously developed land (PDL). Will use more land - need for lower density to protect amenity and landscape in rural areas. The greater need to use traditional building materials and the need to set aside more land for landscape mitigation in sensitive areas may lead to increased development costs.
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> Where employment allocations can be made and development comes forward, this could improve the geographic distribution of jobs. 	<ul style="list-style-type: none"> Lack of suitable employment land in most rural villages.
16. Conditions for business success, economic growth and investment	
Pros	Cons
<ul style="list-style-type: none"> In addition to supporting existing services and facilities, new development has the potential to encourage investment in new facilities and services. 	<ul style="list-style-type: none"> May increase pressure for redevelopment of rural employment sites to provide housing.

Table 6.8 Strategy 4: Assessment

Strategy 4: Conclusions

<p>What are the benefits of this option?</p> <p>A dispersed approach will meet rural housing needs and facilitate delivery of a greater number of affordable homes in rural areas, helping to ensure a wider range of income groups can access housing in these areas.</p> <p>New development could provide some support for existing health and education services provided within the villages as well as shops and pubs, where they exist. Additional residents may encourage new facilities to open that would mean that a greater range of local day-to-day needs could be met locally, however, it is noted that this positive effect is likely to be reduced by spreading development thinly across all settlements.</p> <p>Providing new housing in areas with existing strong communities may help to encourage greater participation from new residents.</p>
<p>What are the uncertainties/risks to delivery?</p> <p>This approach would require the delivery of a very large number of small sites: Small sites are less attractive to large volume house builders so delivering this strategy would require local building firms and smaller regional firms to build the majority of planned development. Historically these firms have not delivered large numbers in the district so there is some doubt about whether the firms would have sufficient capacity to deliver all the homes required. The approach of dispersal could be undermined if appropriate sites do not come forward in most rural settlements.</p>
<p>What are the disadvantages of the option?</p> <p>Provision of housing in the rural areas would go beyond meeting local needs. This would lead to significant increases in rural populations, significant growth of settlements that will have changed little over decades and potentially negative impacts on a large number of rural Conservation Areas.</p> <p>Spreading the impact on existing public services and infrastructure across the district is likely to mean that, although there would be additional requirements placed on services and infrastructure, there may not be sufficient new development to finance investment in expanding services or increasing infrastructure capacity in any one place.</p> <p>Most new development is likely to be in areas with few local facilities or services within walking or cycling distance and with poor public transport provision. Residents will be more likely to be dependent on private car use which would increase congestion and carbon emissions, and reduce local air quality. People without private transport would be at a greater risk of social isolation.</p> <p>The approach is likely to direct some development to areas more sensitive due to landscape and ecological issues, e.g. settlements within the AONB and those close to SPAs, SACs and SSSIs.</p>
<p>What mitigation measures would be required?</p> <p>Need to develop strong design codes to ensure that villages maintain their individuality. New development should seek to deliver new green infrastructure including landscape mitigation and ecological enhancement. Where nearby public transport opportunities exist, development should seek to create/improve safe walking and cycling routes to access public transport.</p>

Table 6.9 Strategy 4: Conclusions

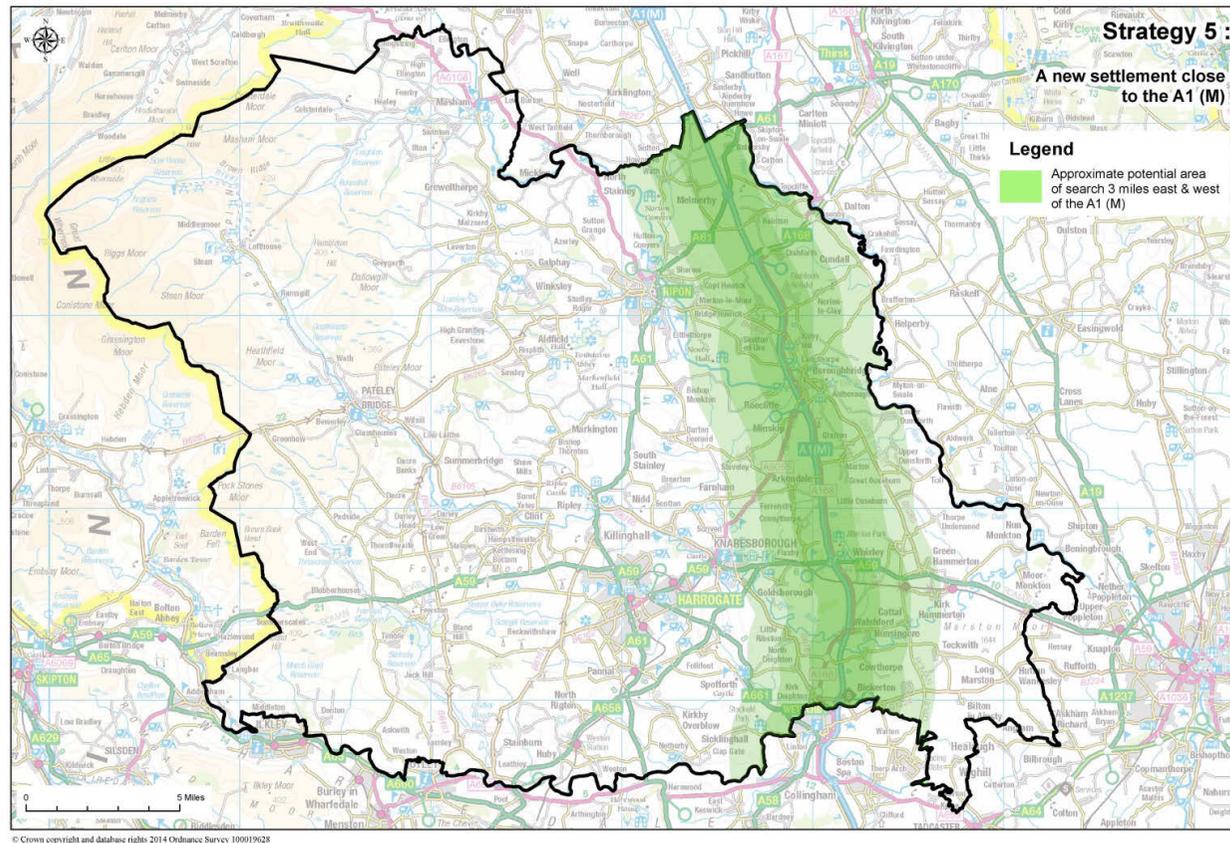
6 Assessment of Growth Options

Strategy 4: A dispersed approach (spreading development across the widest range of settlements). Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
GREEN	RED	GREEN	RED	RED	RED	WHITE	RED	WHITE	RED	RED	RED

Table 6.10 Strategy 4: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

Strategy 5: A New Settlement (Close to the A1(M))



Map 6.5 Strategy 5: A new settlement (close to the A1(M))

Under this strategy most growth would take place in a new settlement (or significantly expanded settlement) within an area of search that is roughly three miles east and three miles west of the A1(M).

6 Assessment of Growth Options

Strategy 5: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> Developing an inclusive settlement will deliver a greater range of new housing. Large sites would make it easier to provide for specific specialist housing needs. 	<ul style="list-style-type: none"> Delivery will be very long term. In the short term few dwellings completed will create pressure to develop in other areas, while in long term will restrict delivery of housing in other parts of the district. Will be likely to need council commitment beyond the end of the plan period. Serious risk to delivery of housing if led by a private developer and economic conditions change or market aspirations not met.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> A settlement that includes jobs, shops, services for local people will enable travel by healthy means (walking and cycling). Comprehensive development will enable master planning to ensure safe walking and cycling routes and appropriate accessible open space, parks and play areas. Settlement should be a sufficient size to include basic health and primary education facilities. Potential to encourage healthy lifestyles through easier access to the countryside. 	<ul style="list-style-type: none"> Will reduce investment in any areas in need of regeneration, making improvements less likely.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> More likely to require large sites that would need master planning, master planning would make it easier to incorporate designing out crime principles. 	<ul style="list-style-type: none"> Potential that a new settlement close to the A1(M) may become a target for criminals using the motorway due to the ease of access.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> A socially inclusive new settlement would be required to deliver a greater range of house types and prices (including specialist housing) than standard residential developments. If agreed as a priority, the potential exists to create a settlement with high civic engagement. 	<ul style="list-style-type: none"> No established community infrastructure (social and physical) - additional investment would be required. Low or limited historical/ emotional connection to the area could be a barrier to participation. Social isolation could be high in the early phases of development. A risk of enduring isolation if the full settlement is not realised.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> Master planning can help to ensure that these facilities are sited in accessible locations. 	<ul style="list-style-type: none"> A need to ensure delivery of a wide range of cultural, leisure and recreation facilities (including most for most day-to-day needs) will impact on short-term viability and risk aborted delivery or social exclusion. During the early stages of delivery most activities are likely to necessitate travelling to other settlements by car, increased congestion between the new settlement and Harrogate, York and Leeds.
6. Local needs met locally	

Pros	Cons
<ul style="list-style-type: none"> ● A settlement should be planned to be large enough to ensure that day to day needs can be met within the settlement. 	<ul style="list-style-type: none"> ● Provides no support for rural services e.g. primary schools where numbers may be falling. ● A new settlement near to the A1(M) has the potential to import a significant proportion of residents from outside the district.
7. Education and training skills that build on the skills and capacity of the population	
Pros	Cons
<ul style="list-style-type: none"> ● Easier to quantify and deliver necessary investment in primary education, less additional strain on existing primary schools. ● If the settlement is large enough to require a secondary school, this will reduce the pressure on existing schools. 	<ul style="list-style-type: none"> ● Even with a school provided, there will be potential for increased travelling in order to attend the existing popular secondary schools. ● Provides no support for existing schools in rural areas. ● Travel costs for young people and those on low wages to access further education may be prohibitive.
8. Biodiversity and attractiveness of the natural environment	
Pros	Cons
<ul style="list-style-type: none"> ● Directs development away from the Nidderdale AONB and North Pennine Moors SAC and SPA, but the search area does include Kirk Deighton SAC. ● Directs development away from areas covered by the Special Landscape Area local designation. ● Concentrates the majority of landscape impacts in a small part of the district's area. ● Large sites will enable master planning, providing a greater opportunity to increase biodiversity by improving habitats, tree cover etc. in and around the settlement as part of a GI strategy. 	<ul style="list-style-type: none"> ● Significant impacts on landscape due to size of development, although the settlement could be planned away from sensitive receptors and the most sensitive landscapes. ● Mitigation planting to lessen landscape impacts will itself alter the landscape character.
9. Minimal pollution levels	
Pros	Cons
<ul style="list-style-type: none"> ● Potential for a balanced mix of homes, jobs, services that will reduce the need to travel. 	<ul style="list-style-type: none"> ● Lead to increased light pollution in areas near to the new settlement. ● Increased pollution caused by vehicle emissions unless the settlement is connected to other destinations by sustainable forms of travel.
10. A transport system that maximises access whilst minimising detrimental impacts	
Pros	Cons
<ul style="list-style-type: none"> ● A single large development will enable an integrated approach to be taken to transport provision at the master planning stage. ● Greater potential to secure external funding for transport improvements that also realise benefits for the wider community. ● Depending on the location within the A1(M) corridor, there may be scope for improvements to public transport that would encourage greater use. 	<ul style="list-style-type: none"> ● Increased car travel and resulting congestion (including on the A1(M)), unless the settlement is connected to other destinations by sustainable forms of travel. ● Proximity to A1(M) could make it an attractive location for car commuters across the north east of England.
11. Minimise greenhouse gas emissions and a managed response to climate change	

6 Assessment of Growth Options

Pros	Cons
<ul style="list-style-type: none"> • A large concentrated development could be suitable for the delivery of CHP. • New settlement may provide an opportunity to deliver a place that enables low impact lifestyles. 	<ul style="list-style-type: none"> • Potential to lead to increased car based commuting along the A1(M) with resultant impacts on greenhouse gas emissions.
12. Prudent and efficient use of energy and natural resources with minimal production of waste	
Pros	Cons
<ul style="list-style-type: none"> • New settlement may provide greater opportunities for the re-use of construction waste. • Easier to incorporate cutting edge building practices and materials that reduce energy use but would sit less comfortably in an existing settlement. 	<ul style="list-style-type: none"> • The A1(M) corridor contains the best agricultural land in the district.
13. Protect and enhance the historic environment	
Pros	Cons
<ul style="list-style-type: none"> • Minimal impact on Conservation Areas/designated heritage assets. 	<ul style="list-style-type: none"> • Little encouragement for the re-use of existing buildings including those that currently contribute to local distinctiveness.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> • Depending on availability, settlement could be planned on previously developed land (PDL). • Mater planning provides an opportunity to design a quality built environment. 	<ul style="list-style-type: none"> • Depending on location, the ability to secure re-use of PDL may be reduced.
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> • A location close to the A1(M) allows employment allocations accessible to the local population in areas likely to be attractive to the market. 	<ul style="list-style-type: none"> • Without public transport connectivity, employment areas within the settlement would only be accessible to those living elsewhere if they have a car.
16. Conditions for business success, economic growth and investment	
Pros	Cons
<ul style="list-style-type: none"> • The potential to deliver new employment space to facilitate business expansion – potentially freeing up smaller employment spaces for new business growth. 	<ul style="list-style-type: none"> • None identified.

Table 6.11 Strategy 5: Assessment

Strategy 5: Conclusions

<p>What are the benefits of this option?</p> <p>Properly planned, a new settlement offers the opportunity to deliver a range of housing types to meet identified needs. It should also be of sufficient size to include a full range of services and facilities, including jobs, shops, health and education services as well as properly planned sport, recreation and amenity green space. This broad area is likely to be attractive to the employment market. This option would represent a shift to the existing urban pattern.</p> <p>Development in this area ensures that major development is away from the AONB, SPAs and SACs to the west of the district. These are sensitive areas in terms of landscape and ecology. It would also allow for the introduction of combined heat and power, provided the density was at an appropriate level. Whilst there is the potential to encourage greater car borne commuting along the A1(M), depending on the size and location of the proposal there is also the scope to increase investment in public transport options.</p>
<p>What are the uncertainties/risks to delivery?</p> <p>One of the key risks to the delivery of this option is ensuring effective land assembly that enables the proper planning of a new settlement. This is a long term development option, going beyond the plan period and requires community/council/developer buy in for the longer term in order to ensure the whole development is delivered.</p>
<p>What are the disadvantages of the option?</p> <p>Delivery will be in the long term, therefore there will continue to be pressure to develop in other areas in the short to medium term in order to provide a five year supply of land. Low or limited historical/emotional connection to the areas could be a barrier to creating a participative, cohesive community. There is the potential for increased car travel resulting in congestion unless the settlement is connected to other destinations by alternative forms of travel (e.g. bus or rail connectivity).</p> <p>Development in this location would result in the loss of a significant amount of best quality agricultural land with potentially significant impacts on landscape character due to the scale of development. It would also bring increased light pollution to areas near to the new settlement.</p>
<p>What mitigation measures would be required?</p> <p>A detailed master plan will be required to ensure that an appropriate mix of uses is achieved. This will also offer the opportunity to ensure that appropriate green infrastructure, together with other landscape mitigation measures and opportunities for increasing biodiversity are planned into the development from the start. Improvements to capacity/service provision for bus and rail transport will also be required.</p>

Table 6.12 Strategy 5: Conclusions

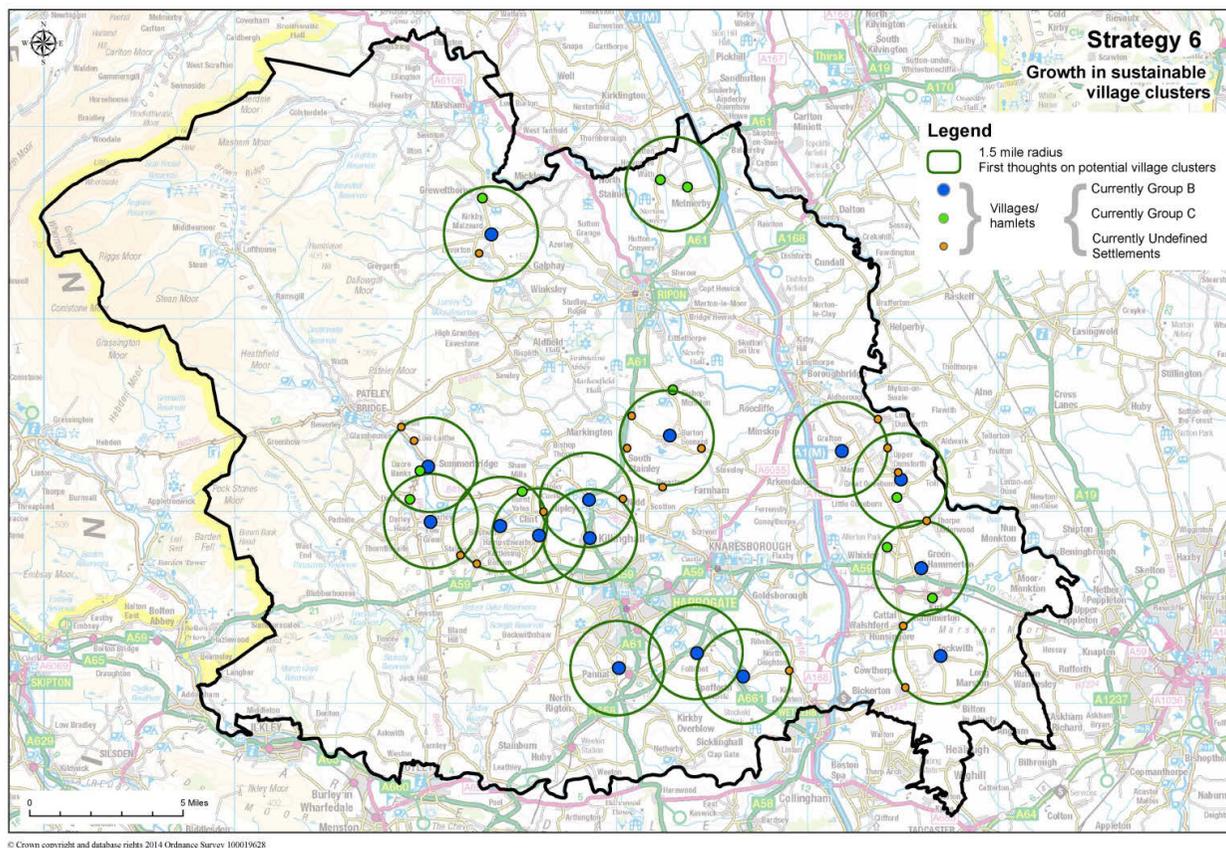
Strategy 5: A new settlement (close to the A1(M)). Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/ SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
WHITE	WHITE	RED	WHITE	GREEN	GREEN	RED	GREEN	GREEN	GREEN	WHITE	GREEN

Table 6.13 Strategy 5: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

6 Assessment of Growth Options

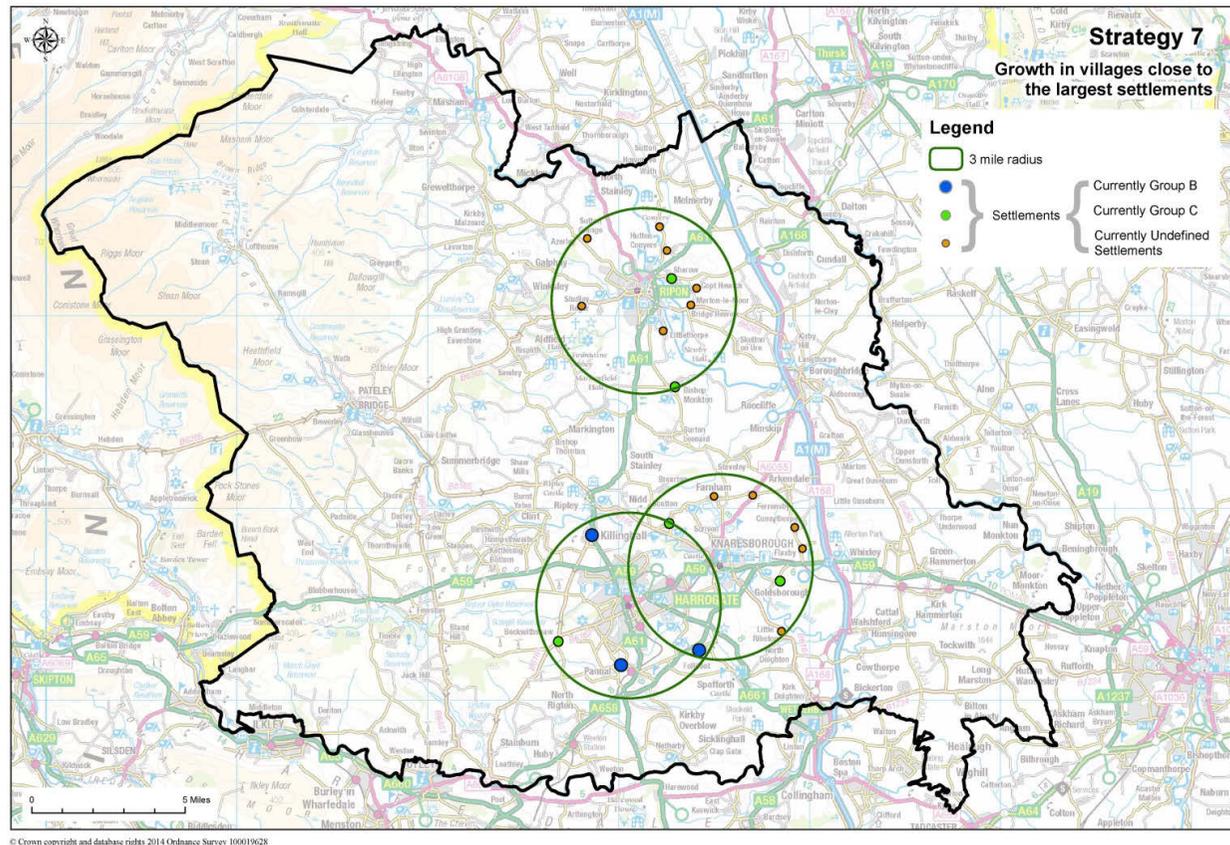
Strategy 6: Growth in Sustainable Village Clusters



Map 6.6 Strategy 6: Growth in sustainable village clusters

NPPF paragraph 54 identifies that when seeking rural development that will enhance or maintain the vitality of rural communities, local planning authorities should consider whether development in one village may support services in another nearby village. In response, this strategy identifies potential village clusters where development in one settlement may support services in another. The clusters identified are based around villages that have a wider range of shops, facilities and/or employment opportunities. The strategy was not assessed further as it was concluded that the approach is a tool that could be used to help deliver the rural element of a wide range of strategies rather than being a strategy in itself.

Strategy 7: Growth in Villages Close to Harrogate Knaresborough and Ripon



Map 6.7 Strategy 7: Growth in villages close to Harrogate, Knaresborough and Ripon

Under this strategy most growth would take place in the villages surrounding Harrogate, Knaresborough and Ripon. At this stage, settlements within roughly three miles of these settlements have been included.

6 Assessment of Growth Options

Strategy 7: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> Provides housing close to the main urban areas which are the parts of the district where need and demand are greatest. 	<ul style="list-style-type: none"> Limits housing in the main settlements, the market towns and the wider rural areas. Possible uncertainties to delivery due to infrastructure capacity. Potential presence of gypsum may reduce the number of potential sites.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> Support for local health providers, good access to basic health services. Reasonable access to more specialist services in the larger urban areas. Concentrating development is more likely to increase population sufficiently to make investment in increasing health provision more viable. Potential to access basic services and some employment by healthy modes (walking and cycling). Potential to encourage more active lifestyles through easier access to the countryside. 	<ul style="list-style-type: none"> Some of the villages identified have poor public transport access to hospitals in Harrogate and Ripon. Potential to reduce air quality, including in Air Quality Management Areas.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> None identified.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> Deliver affordable housing close to the areas where need is greatest. Good access to basic facilities, reasonable access to specialist facilities aimed at reducing social isolation. 	<ul style="list-style-type: none"> Deliver less affordable housing in rural areas not included in the strategy, potentially making it more difficult to provide and/or sustain services in these areas. Potential for relatively high levels of newcomers to villages- may have different views to existing populations that result in social tensions.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> Good access to basic facilities within the village, where they exist. Reasonable access to a wider range of cultural, leisure and recreational activities. Potential to make additional investment in local culture, leisure and recreational businesses more viable. 	<ul style="list-style-type: none"> May require investment in community facilities such as village halls to cope with extra demand.
6. Local needs met locally	
Pros	Cons

<ul style="list-style-type: none"> Potential to access basic services and some employment by walking and cycling (villages close to Harrogate and Knaresborough) and wider opportunities in larger centres by public transport. 	<ul style="list-style-type: none"> Few existing services in villages close to Ripon, needs have to be met in Ripon. Provides limited support for services in market towns or the wider rural areas.
7. Education and training skills that build on the skills and capacity of the population	
Pros	Cons
<ul style="list-style-type: none"> Potential for primary schools to be accessible by walking and cycling. Pressure on primary schools restricted to a limited number where achieving a critical mass would mean the necessary expansion would be easier to quantify and more likely to be viable. 	<ul style="list-style-type: none"> Some identified settlements may not have a primary school. Increased travelling to secondary schools and further education - only available in the main urban areas. Limited support for schools in the market towns or the wider rural areas.
8. Biodiversity and attractiveness of the natural environment	
Pros	Cons
<ul style="list-style-type: none"> Limited impact on AONB from development in villages around Harrogate and Knaresborough. Development away from SPA, SAC and SSSIs (except one SSSI). Potentially provide opportunities to restore landscape features in the wider landscape and restore degraded landscapes close to the main settlements- providing amenity benefits. 	<ul style="list-style-type: none"> Villages to west of Ripon lie close to AONB, development may have some impact on the setting of this part of the AONB. Potential to direct some development to areas covered by the Special Landscape Area local designation intended to protect the landscape setting of the district's three largest settlements. May involve development in Bishop Monkton - one mile from an SSSI. Sufficient sites may not be available without a review of Green Belt boundaries.
9. Minimal pollution levels	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Potential to negatively affect AQMAs.
10. A transport system that maximises access whilst minimising detrimental impacts	
Pros	Cons
<ul style="list-style-type: none"> In some villages, potential to support existing bus services and/or extension of routes/increased frequency. Potential to support business case for investment in rail improvements. Potential to use development to contribute to creation of safe walking and cycling routes to the larger settlements. Potential to contribute to highway improvements in and/or around Harrogate, Knaresborough and Ripon. 	<ul style="list-style-type: none"> Will increase traffic flows in all affected villages. Increased congestion in and around the larger settlements as people use cars to access services. Potential for increased rail congestion, at least in the short term.
11. Minimise greenhouse gas emissions and a managed response to climate change	
Pros	Cons
<ul style="list-style-type: none"> Closer proximity to the three main urban areas will help reduce distance travelled. 	<ul style="list-style-type: none"> Some increases in carbon emissions due to increased travelling.
12. Prudent and efficient use of energy and natural resources with minimal production of waste	
Pros	Cons

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<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Potentially less ability to adopt new less polluting construction materials and techniques without causing greater impacts on Conservation Areas. Potential for green field development on good and/or very good agricultural land to be necessary.
13. Protect and enhance the historic environment	
Pros	Cons
<ul style="list-style-type: none"> Potential impact on Conservation Areas largely limited to those identified by the strategy. 	<ul style="list-style-type: none"> Potential for negative impacts on Conservation Areas within the identified villages. Potential impact close to World Heritage Site buffer zone. The change in some villages may be the most significant for decades and the scale required may need careful management in order to not become inappropriate.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> Opportunity to create relatively well balanced development - close proximity to areas with most jobs, shops and services. 	<ul style="list-style-type: none"> Limited opportunities for re-using previously developed land (PDL), greenfield development would likely be necessary. Sufficient sites may not be available without a review of Green Belt boundaries.
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> Close to major centres of employment across the district. Potential to include employment sites attractive to the market. 	<ul style="list-style-type: none"> Lack of accessibility by non-car means to many existing large employment areas and sites promoted for employment. Limited provision for new employment in market towns.
16. Conditions for business success, economic growth and investment	
Pros	Cons
<ul style="list-style-type: none"> Scale of development likely to make additional investment in local culture, leisure and recreational businesses more viable. 	<ul style="list-style-type: none"> None identified.

Table 6.14 Strategy 7: Assessment

Strategy 7: Conclusions

What are the benefits of this option?

Growth in villages close to Harrogate, Knaresborough and Ripon would provide new housing in proximity to those areas where there is likely to be greatest demand and need. It would generally offer good access to basic services and reasonable access to more specialist facilities. There is also the potential, through the concentration of growth to make additional investment in services/infrastructure more likely. Development in these locations would be well located to the main employment areas with the potential to include employment sites in attractive locations. It could also help the case for investment in rail improvements.

What are the uncertainties/risks to delivery?

The key uncertainty will be whether there are sufficient sites available to deliver the level of growth needed, and to do so may trigger a Green Belt review.

What are the disadvantages of the option?
It provides for only limited growth in the main settlements, market towns and wider rural areas potentially to the detriment of meeting wider housing needs. The scale of growth required will represent the most significant change to these villages for decades. It will result in increased traffic in these villages and increase congestion as a result of residents visiting the main urban centres to access services.
What mitigation measures would be required?
It will be important to seek improvements to existing bus services in these areas to increase accessibility to the main urban centres. Will require strong village design codes to ensure villages maintain their individual identities. New development should seek to deliver new green infrastructure including landscape mitigation and ecological enhancement. Where nearby public transport opportunities exist, development should seek to create/improve safe walking and cycling routes to access public transport.

Table 6.15 Strategy 7: Conclusions

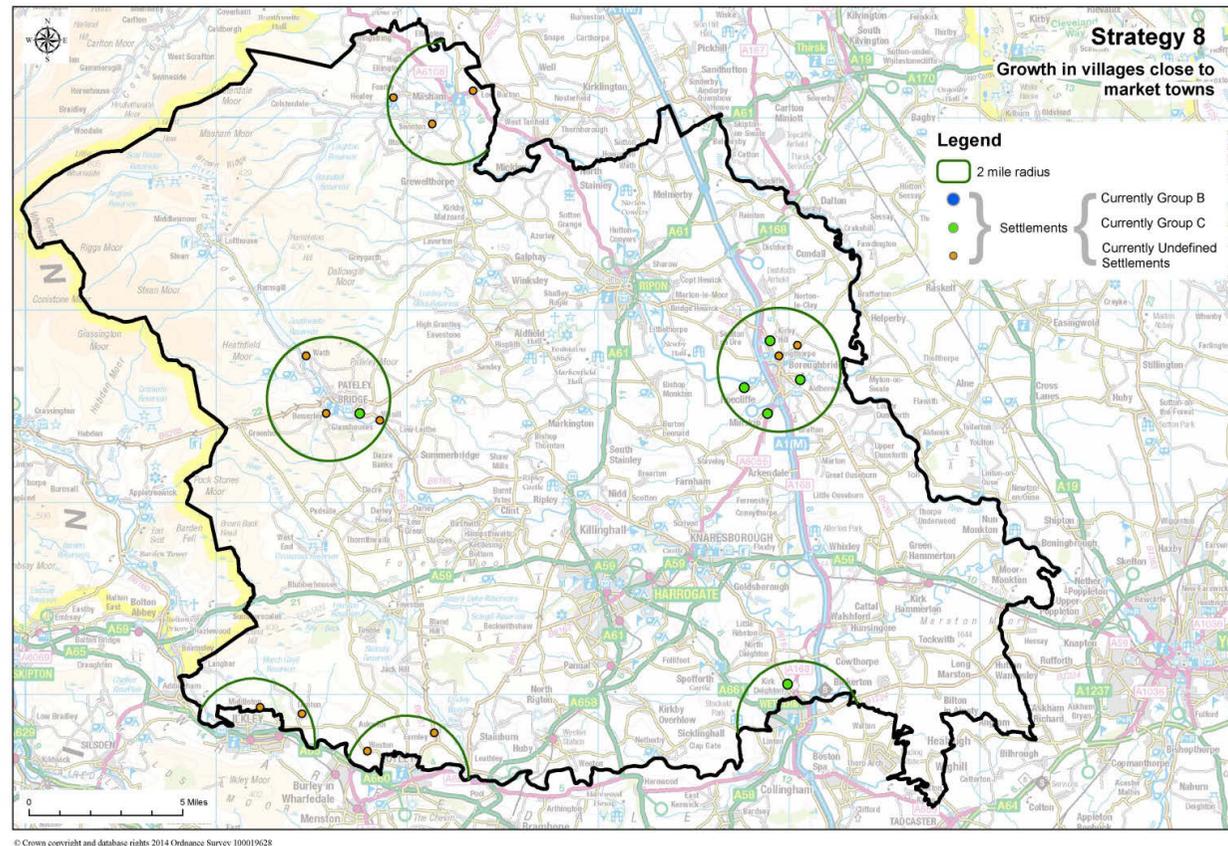
Strategy 7: Growth in villages close to Harrogate, Knaresborough and Ripon.											
Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/ SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	RED	WHITE	GREEN	WHITE	RED

Table 6.16 Strategy 7: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

6 Assessment of Growth Options

Strategy 8: Growth in Villages Close to Market Towns



Map 6.8 Strategy 8: Growth in villages close to market towns

Under this strategy most growth would take place in villages surrounding market towns. The strategy includes villages close to the market towns within the district (Pateley Bridge, Masham and Boroughbridge), and villages within the district that are close to market towns outside the district. At this stage, settlements within roughly two miles of a market town have been included.

Strategy 8: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> Allows rural housing needs (including affordable housing needs) to be accommodated close to settlements that are more sustainable. 	<ul style="list-style-type: none"> Does not provide for needs in main urban areas or parts of the district remote from a market town. Development in settlements close to market towns in neighbouring districts will require close working with adjacent authorities that may risk delaying the plan. Potential lack of sufficient developer interest.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> Near-by market towns can provide for day to day health needs. Concentrating development is more likely to increase population sufficiently to make investment in providing additional health provision, including in the villages where little currently exists, more viable. Some ability to access jobs and services by healthy means (predominantly cycling). Potential to encourage healthy lifestyles through easier access to the countryside. 	<ul style="list-style-type: none"> The villages identified have none or severely limited health services. Poor public transport access to health provision in market towns and more specialist provision in larger urban areas. Potential to reduce air quality.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> None identified.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> Although small in size the villages do provide a local community. Facilities and services to reduce social isolation exist in nearby market towns. 	<ul style="list-style-type: none"> Generally none or very few services to reduce the potential for social isolation. Deliver less affordable housing in rural and urban areas not included in the strategy, potentially making it more difficult to provide and/or sustain services in these areas (particularly rural areas). Potential for relatively high levels of newcomers to villages- may have different views to existing populations that result in social tensions.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> Most villages around Boroughbridge have some activities. Access to local activities in nearby market towns. 	<ul style="list-style-type: none"> Villages around Masham, Pateley Bridge, Ilkley and Otley offer very few activities. Limited access by non-car means to settlements with a wider range of facilities (than market towns) both within and beyond the district.
6. Local needs met locally	
Pros	Cons

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<ul style="list-style-type: none"> Nearby market towns provide a good range of facilities within two miles. 	<ul style="list-style-type: none"> Most villages offer few services. Limited access by non-car means to settlements with a wider range of facilities (than market towns) both within and beyond the district.
<h3>7. Education and training skills that build on the skills and capacity of the population</h3>	
Pros	Cons
<ul style="list-style-type: none"> Potential to support primary schools in Glasshouses, Roeclyffe, Kirby Hill and Farnley - accessible by walking and cycling. Primary schools in nearby market towns (within two miles). Pressure on primary schools restricted to a limited number where achieving a critical mass would mean the necessary expansion would be easier to quantify and more likely to be viable. Potential to support secondary schools in Pateley Bridge and Boroughbridge. 	<ul style="list-style-type: none"> Most of the identified settlements do not have primary schools. Accessing education (primary, secondary, further) is likely to increase travel using private cars. Limited support for primary schools in other rural villages or main urban areas.
<h3>8. Biodiversity and attractiveness of the natural environment</h3>	
Pros	Cons
<ul style="list-style-type: none"> Provides an opportunity to improve the quality, extent and accessibility of Green Infrastructure (GI) in and around the identified settlements- this would provide investment in GI in a number of locations across the district. Provides an opportunity to redefine the edges of settlements with new woodland to improve integration with the countryside. Directs development away from areas covered by the Special landscape Area local designation. 	<ul style="list-style-type: none"> Settlements around Pateley Bridge - potential impact on AONB, SPA/SAC, SSSIs. Settlements west of Masham - potential impact on AONB, SSSI. Kirk Deighton - potential impact on SSSI. Settlements near Ilkley - potential impact on SPA/SAC. Settlements near Ilkley, Otley: sites may not exist without a review of Green Belt boundaries. Potential for local highway capacity improvements to have negative landscape impacts.
<h3>9. Minimal pollution levels</h3>	
Pros	Cons
<ul style="list-style-type: none"> Some potential to lead to lower increases in car travel than would otherwise be the case due to close proximity to market towns. 	<ul style="list-style-type: none"> Potential to increase traffic related air pollution, noise and vibration within the nearby market towns. Some potential to increase traffic related air pollution, noise and vibration in Harrogate, Knaresborough and Ripon as new residents require access to higher order facilities and employment opportunities.
<h3>10. A transport system that maximises access whilst minimising detrimental impacts</h3>	
Pros	Cons
<ul style="list-style-type: none"> Most villages are close enough to market towns to enable access to some jobs, shops and services by walking and/or cycling. In some villages, potential to support existing bus services and/or extension of routes/increased frequency. Potential to use development to contribute to creation of safe walking and/or cycling routes to the market towns. 	<ul style="list-style-type: none"> Limited accessibility and very limited public transport will increase traffic and congestion in the market towns and the three larger settlements as people use cars to access jobs, shops and services. Will increase traffic flows in all affected villages. Development close to Boroughbridge and Wetherby will increase traffic on the A1(M) and A19. Does not contribute to maximising potential infrastructure improvements along the Harrogate rail line.

11. Minimise greenhouse gas emissions and a managed response to climate change	
Pros	Cons
<ul style="list-style-type: none"> For most villages, opportunities to access some employment, day to day shopping and facilities/services within the nearby market towns by healthy means. Some potential for less polluting travel to access the district's 3 largest settlements and beyond. 	<ul style="list-style-type: none"> Less ability to adopt new less polluting construction materials and techniques.
12. Prudent and efficient use of energy and natural resources with minimal production of waste	
Pros	Cons
<ul style="list-style-type: none"> Settlements near Pateley Bridge - poor/very poor agricultural land. 	<ul style="list-style-type: none"> Less ability to adopt new less polluting construction materials and techniques. Settlements near Boroughbridge and Wetherby: likely that development will be required on the best agricultural land. Settlements near Ilkley, Otley and settlements to East of Masham: likely that development may be required on good agricultural land.
13. Protect and enhance the historic environment	
Pros	Cons
<ul style="list-style-type: none"> Potential impact on Conservation Areas largely limited to those identified by the strategy. 	<ul style="list-style-type: none"> Potential for negative impacts on Conservation Areas within the identified villages. The change in the villages will be the most significant for decades and the scale required may be completely inappropriate for many rural settlements. Potential to unintentionally direct development to former battlefield sites.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Settlements near Ilkley, Otley: sites may not exist without a review of Green Belt boundaries. Increased traffic on the narrow High Street in Pateley Bridge may have negative impacts on the shopping environment. Little potential to re-use previously developed land (PDL).
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> Provides reasonable access to some local jobs in the nearby market towns. Potential to deliver live/work units in desirable locations. 	<ul style="list-style-type: none"> Potentially limited ability to attract interest in large scale employment allocations in or around Masham or Pateley Bridge. Most employment will be away from the market towns and will involve significant travel.
16. Conditions for business success, economic growth and investment	
Pros	Cons

6 Assessment of Growth Options

<ul style="list-style-type: none"> • Support the service centre role of market towns. • Scale of development likely to make additional investment in local culture, leisure and recreational businesses more viable. 	<ul style="list-style-type: none"> • Potential to undermine tourism related businesses, particularly in Pateley Bridge.
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Table 6.17 Strategy 8: Assessment

Strategy 8: Conclusions

<p>What are the benefits of this option?</p> <p>Growth in villages close to market towns could offer the opportunity for some rural housing (including affordable housing) to be provided in locations where there is good access to more sustainable settlements providing a range of jobs, shops and services. This could also support the service centre role of market towns.</p>
<p>What are the uncertainties/risks to delivery?</p> <p>A key risk in relation to this option is that settlements earmarked for growth, which are adjacent to market towns in other districts, will require the council to work with adjacent authorities to consider impacts on their market towns. This may take time and there is the possibility that agreement on development impacts would not be reached resulting in abortive work and delay to the preparation of the local plan.</p>
<p>What are the disadvantages of the option?</p> <p>This option alone would not be able to deliver sufficient suitable sites to accommodate the level of growth for the district as a whole. It would be completely inappropriate to provide significant growth in settlements around market towns to the west of the district because of potential impacts on the AONB, SPA/SAC/ SSSIs and on landscape character generally. Light pollution would also be an issue. To the east high quality agricultural land would be lost and development of villages to the south would require duty to cooperate consultation with adjacent authorities.</p> <p>Many of the villages for expansion in this option have limited services and facilities and poor bus services. It is unlikely that the level of growth would be significant enough to improve existing services and facilities in these villages, improve bus services or provide better cycling facilities to access market towns. As a result car travel would increase potentially causing traffic congestion, putting pressure on car parking provision, impacting on air quality and the character of conservation areas which would all have an adverse impact on the local economy and tourism. Whilst increased growth around market towns may help support some local services it may also lead to over-crowding in others in a situation where the level of growth proposed is not enough to lead to investment in services.</p> <p>This option may not be attractive to the employment market and would be unlikely to lead to the development of facilities such as combined heat and power.</p>
<p>What mitigation measures would be required?</p> <p>Implementation of a robust design and landscape policy will be required in order to reduce environmental impact on the established character of the settlements.</p> <p>A strategy for improving accessibility between villages and the market town would be required to improve bus services, and provision for walking and cycling.</p>

Table 6.18 Strategy 8: Conclusions

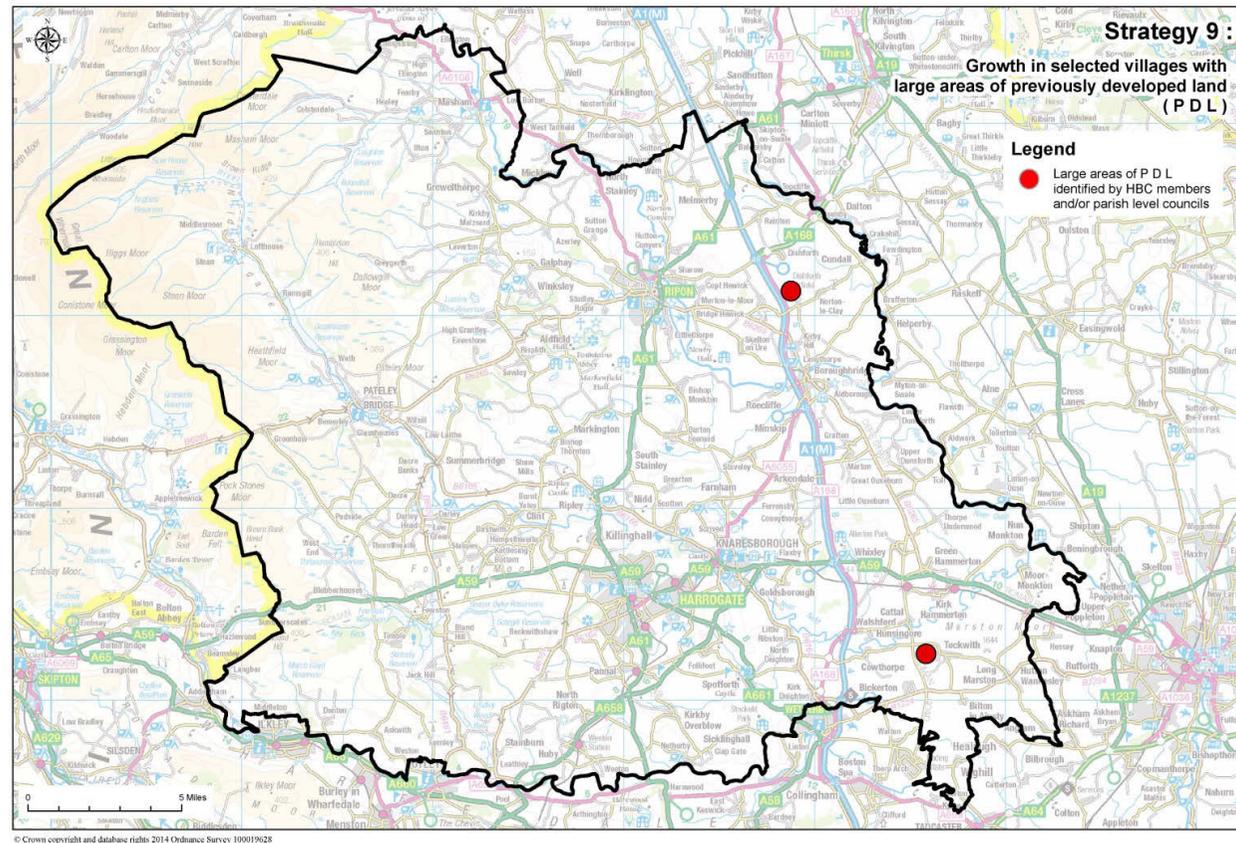
Strategy 8: Growth in villages close to market towns. Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/ SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
GREEN	RED	GREEN	RED	RED	RED	GREEN	RED	GREEN	WHITE	RED	RED

Table 6.19 Strategy 8: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

6 Assessment of Growth Options

Strategy 9: Growth in Selected Villages with Large Areas of Previously Developed Land (e.g. Airfields at Tockwith and Dishforth)



Map 6.9 Strategy 9: Growth in selected villages with large areas of previously developed land (e.g. airfields at Tockwith and Dishforth)

Under this strategy most growth would take place in villages that have large areas of previously developed land (sometimes called brownfield land). Specifically airfields at Tockwith and Dishforth have been considered.

Strategy 9: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> ● Dishforth: provides housing close to A1(M) potentially attractive to the market. ● Tockwith: provides housing in south-east of the district, potentially attractive to the market. ● Large strategic sites provide greater opportunities to provide for specific specialist housing needs e.g. extra care housing. 	<ul style="list-style-type: none"> ● Potential that the identified sites may not be available for re-development. ● Unlikely that the sites identified will provide enough land to meet the housing needs over the plan period. ● Limited scope to address housing needs in other parts of the district.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> ● Tockwith: nearby health facilities in Tockwith village. ● Concentrating development is more likely to increase population sufficiently to make investment in increasing health provision more viable. ● Potential to encourage healthy lifestyles through easier access to the countryside. 	<ul style="list-style-type: none"> ● Dishforth: isolated from local health services. ● Poor public transport access to hospitals in Harrogate and Ripon etc. ● Potential to reduce air quality.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> ● More likely to require large sites that would need master planning, master planning would make it easier to incorporate designing out crime principles. 	<ul style="list-style-type: none"> ● Dishforth: potential that large scale development close to the A1(M) may become a target for criminals using the motorway due to the ease of access.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> ● The use of larger sites are more likely to deliver affordable housing and a better mix of market housing. 	<ul style="list-style-type: none"> ● Limits the ability to address affordable housing needs in other parts of the district. ● Potential for high levels of newcomers to the affected villages - may have different views to existing populations that result in social tensions.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> ● Tockwith Airfield: Tockwith provides a limited range of day-to-day activities. ● Overall: Potential to provide activities for local needs as part of the developments. 	<ul style="list-style-type: none"> ● Dishforth Airfield: Norton-le-Clay has severely limited activities. ● Overall: Limited activities unless provided as part of the developments. ● Access to facilities is likely to be dependent on the use of private cars.
6. Local needs met locally	
Pros	Cons

6 Assessment of Growth Options

<ul style="list-style-type: none"> • Potential for mixed use allocation to provide some employment. • Tockwith: Tockwith village has a range of day to day facilities. 	<ul style="list-style-type: none"> • Dishforth: remote from Dishforth village, closer to Norton-le-Clay (only facility is a school between the airfield and Norton-le-Clay). • Most employment, shops and services required will be in other settlements, potentially settlements outside the district (if in line with current patterns) reducing the economic benefits to the district.
7. Education and training skills that build on the skills and capacity of the population	
Pros	Cons
<ul style="list-style-type: none"> • Potential to support existing primary schools in Tockwith and near Norton-le-Clay (Dishforth Airfield). • Pressure on primary schools restricted to a limited number where achieving a critical mass would mean the necessary expansion would be easier to quantify and more likely to be viable. 	<ul style="list-style-type: none"> • Increased travelling to secondary school and further education. • Limited support for schools in other areas.
8. Biodiversity and attractiveness of the natural environment	
Pros	Cons
<ul style="list-style-type: none"> • Directs development away from areas covered by the following national and international designations: AONB, SPA, and SAC. • Directs development away from areas covered by the Special Landscape Area local designation. • Large sites will enable master planning that will help to ensure properly planned GI within developments as well as a greater potential to finance investment in nearby off-site GI improvements. • Provides an opportunity to redefine the edges of settlements with new woodland to improve integration with the countryside. 	<ul style="list-style-type: none"> • New development could be difficult to integrate into the landscape- the landscapes around the identified locations are predominantly open in nature so development may not be well contained and may be highly visible in the wider landscape. • Mitigation planting to lessen landscape impacts will itself alter the landscape character.
9. Minimal pollution levels	
Pros	Cons
<ul style="list-style-type: none"> • Some potential to lead to lower increases in car travel than would otherwise be the case if balanced development of a suitable to scale to support services is developed. 	<ul style="list-style-type: none"> • Potential to negatively affect AQMA at Bond End in Knaresborough. • Increased pollution caused by increased vehicle emissions. • Increased light pollution caused by new settlements.
10. A transport system that maximises access whilst minimising detrimental impacts	
Pros	Cons
<ul style="list-style-type: none"> • May support existing or new bus service provision. • Tockwith: services and facilities in Tockwith village accessible by walking and cycling if direct route created. • Potential for improved access to Harrogate Line stations. 	<ul style="list-style-type: none"> • Limited public transport accessibility will increase traffic and congestion in the larger settlements as people use cars to access services. • Dishforth: the close proximity to the A1(M) could make it an attractive location for car commuters across the north-east of England.
11. Minimise greenhouse gas emissions and a managed response to climate change	
Pros	Cons
<ul style="list-style-type: none"> • A large concentrated development could be suitable for capturing the benefits of combined heat and power. • Locations may facilitate the use of new and more sustainable building techniques and materials. 	<ul style="list-style-type: none"> • Limited public transport accessibility will increase emissions from car travel.

12. Prudent and efficient use of energy and natural resources with minimal production of waste	
Pros	Cons
<ul style="list-style-type: none"> Easier to incorporate cutting edge building practices and materials that reduce energy use but would sit less comfortably in an existing settlement. 	<ul style="list-style-type: none"> Limited public transport accessibility will increase emissions from car travel.
13. Protect and enhance the historic environment	
Pros	Cons
<ul style="list-style-type: none"> Less potential for impacts on the historic environment. 	<ul style="list-style-type: none"> None identified.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> Makes use of previously developed land (PDL). 	<ul style="list-style-type: none"> If greenfield development is necessary to support the development on PDL it is likely to be on the best agricultural land.
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> Offers the potential for mixed use allocation in the A1(M) corridor which may be attractive to road based businesses (particularly Dishforth). 	<ul style="list-style-type: none"> Some of the land at the identified locations is currently in employment use, this strategy may lead to a loss of existing employment land. Most employment locations are likely to only be accessible by car.
16. Conditions for business success, economic growth and investment	
Pros	Cons
<ul style="list-style-type: none"> Support for investment in existing and new businesses within the sites and in nearby Tockwith and Norton-le-Clay. 	<ul style="list-style-type: none"> None identified.

Table 6.20 Strategy 9: Assessment

Strategy 9: Conclusions

What are the benefits of this option?

The primary benefit of growth in selected villages with large amounts of previously developed land is the ability to accommodate a significant proportion of the development needed in the district on brownfield land, rather than on undeveloped green fields. Consequently this option would have little impact on the best quality agricultural land. The option also directs development to areas least likely to have impacts on the AONB, SAC, SPA and SSSIs.

The option offers the potential to provide new dwellings and employment land in close proximity in areas likely to be attractive to both markets, and properly planned the use of large strategic sites would enable the delivery of a wide range of house types and tenures including specialist housing. These large scale mixed use developments could offer the opportunity to reduce greenhouse gas emissions through the use of Combined Heat and Power (CHP).

Development at Tockwith Airfield has the potential to support culture, leisure and recreational facilities in Tockwith, as well as the local school, GP surgery and public transport provision. Development at Dishforth Airfield has the potential to support the nearby primary school. Development at both locations would provide significant additional residents that may encourage new facilities to open that could provide for a greater range of day-to-day needs being met locally.

Concentrating the impact on local infrastructure and public services in a small number of locations would make it easier to quantify the necessary capacity improvements and mitigate through investment.

6 Assessment of Growth Options

What are the uncertainties/risks to delivery?
The major uncertainty is whether these sites would be available for development, for example, Dishforth Airfield is still used by the RAF, while a large part of Tockwith Airfield is currently home to a variety of business uses.
What are the disadvantages of the option?
<p>The areas identified to date will be unable to accommodate all the new development that will be required in the district during the plan period.</p> <p>Development at Dishforth Airfield would be isolated from existing public services (excluding a primary school) and cultural, leisure and recreational facilities used on a day- to-day basis. Development at both locations would currently require the use of private cars in order to access almost all leisure, recreational, shopping and health facilities.</p> <p>The option would lead to increased traffic on the A1(M), A19, and A59 and within Ripon, Harrogate and Knaresborough, as well as in other larger centres in adjoining districts as residents use private cars to access services, facilities and job opportunities in these locations.</p> <p>Whilst the goal in each location would be to deliver both new housing and new employment uses, pursuing this option could lead to the loss of employment uses, particularly at Tockwith Airfield.</p>
What mitigation measures would be required?
<p>The creation of a more direct route from Tockwith Airfield to the village of Tockwith would enable access to facilities and services for day-to-day needs by healthy means.</p> <p>Policy to protect existing employment uses, particularly at Tockwith Airfield, would reduce the potential for loss of employment land. Improvements to capacity/service provision for public transport will also be required.</p>

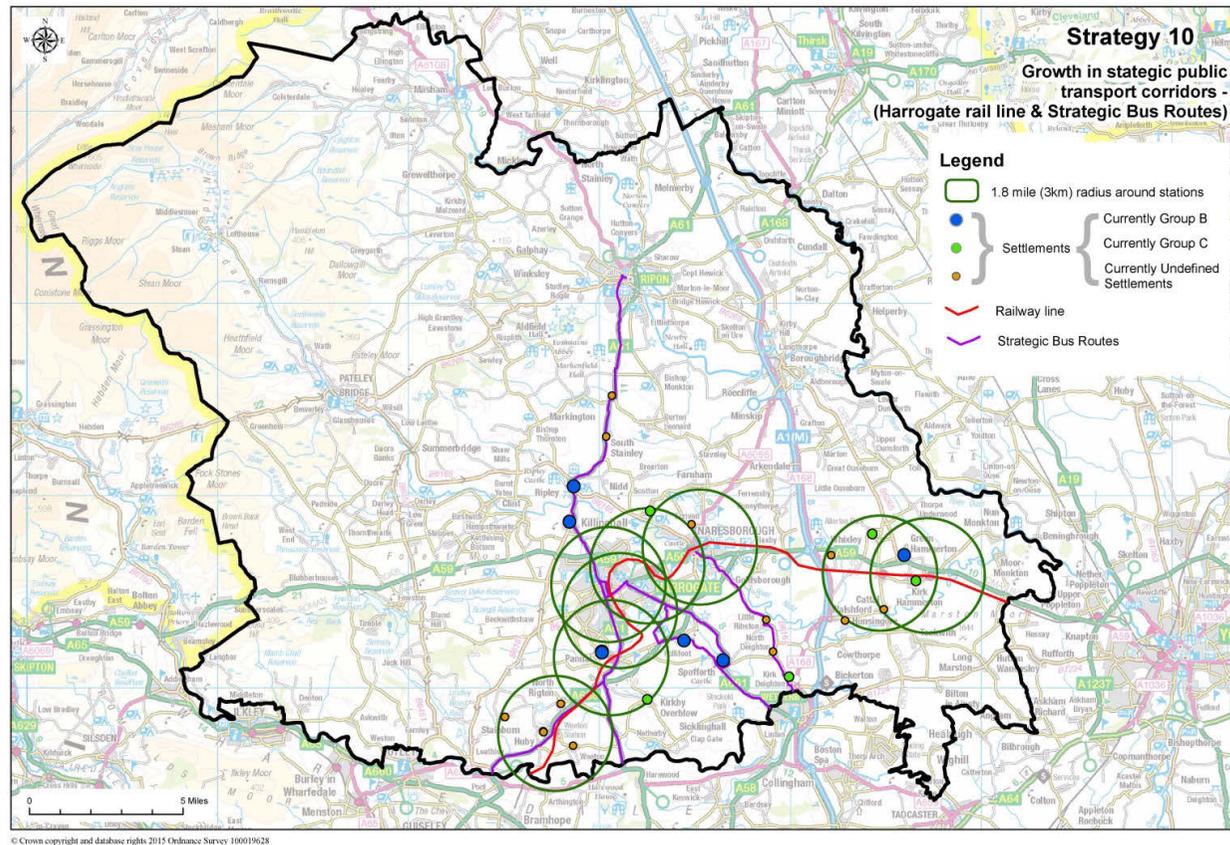
Table 6.21 Strategy 9: Conclusions

Strategy 9: Growth in selected villages with large areas of previously developed land (e.g. Airfields at Tockwith and Dishforth). Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/ SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
WHITE	RED	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	WHITE	RED	GREEN

Table 6.22 Strategy 9: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

Strategy 10: Concentrate Growth in Strategic Public Transport Corridors (Harrogate Rail Line and Strategic Bus Routes)



Map 6.10 Strategy 10: Concentrate growth in strategic public transport corridors (Harrogate rail line and strategic bus routes)

Under this strategy most growth would take place in strategic public transport corridors i.e. the Harrogate line rail corridor and bus corridors connecting key centres that provide a wider range of services and employment opportunities. Settlements on the bus routes and settlements within roughly 1.8 miles (3km) of a railway station have been identified. This includes Harrogate, Knaresborough and Ripon as well as the villages highlighted opposite.

6 Assessment of Growth Options

Strategy 10: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> Potential to meet urban needs of the district's three largest settlements and rural needs in south-east and south of the district. Large sites in urban areas have potential to provide for specialist housing needs. 	<ul style="list-style-type: none"> Limited growth in more rural parts of the district away from the strategic public transport corridors. As a result, will deliver less affordable housing in these areas. Possible uncertainties to delivery in Harrogate, Knaresborough and Ripon due to sufficient land (including Gypsum at Ripon) and infrastructure capacity.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> Good access to a range of health facilities in main urban areas, support for existing facilities in selected villages. Greater opportunity to encourage healthier travel options of walking and cycling, where safe routes exist. 	<ul style="list-style-type: none"> Potential to reduce air quality , including in Air Quality Management Area at Bond End Knaresborough.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> Likely to require some large sites that would need master planning, master planning would make it easier to incorporate designing out crime principles. 	<ul style="list-style-type: none"> None identified.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> Will provide affordable housing in a range of settings. The use of larger sites are more likely to deliver affordable housing and deliver a better mix of market housing. Good access to a range of services and facilities. 	<ul style="list-style-type: none"> Will deliver limited affordable housing in the rural parts of the district away from strategic public transport corridors.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> Urban areas and larger villages: local activities accessible by walking and cycling. All settlements: easy access to nearby local activities by public transport. Also good access to a wider range of cultural, leisure and recreational activities- including outside the district by public transport. Potential to make additional investment in local culture, leisure and recreational businesses viable. 	<ul style="list-style-type: none"> May require investment in community facilities such as village halls to cope with extra demand.
6. Local needs met locally	
Pros	Cons
<ul style="list-style-type: none"> Potential for accessibility to day to day services by walking and cycling. Good accessibility to a wide range of services in the district's largest settlements by public transport. 	<ul style="list-style-type: none"> No support for existing services in areas away from strategic public transport corridors.

7. Education and training skills that build on the skills and capacity of the population	
Pros	Cons
<ul style="list-style-type: none"> Primary schools accessible by walking and cycling in many settlements. Impact on primary schools restricted to limited number so easier to quantify necessary investment. Greater access to secondary and further education by public transport. 	<ul style="list-style-type: none"> Some settlements identified may not have existing primary schools. Increased travelling to secondary schools from new homes outside main urban area- although less impact due to the availability of public transport. Limited support for schools in wider rural areas.
8. Biodiversity and attractiveness of the natural environment	
Pros	Cons
<ul style="list-style-type: none"> Directs development away from the Nidderdale AONB and North Pennine Moors SAC and SPA. Large sites will enable master planning that will help to ensure properly planned GI within developments as well as a greater potential to finance investment in nearby off-site GI improvements. Opportunity to create new woodland planting to help assimilation of transport infrastructure into the landscape. 	<ul style="list-style-type: none"> Potential for the coalescence of Harrogate and Knaresborough unless current policy is maintained. Potential to direct some development to areas covered by the Special Landscape Area local designation. Will direct some development to settlements sensitive to change- requirement for careful management. Potential for ribbon development along strategic transport corridors unless strong countryside protection policies are used. Will direct some development towards Kirk Deighton and the Knaresborough/Wetherby Road (B6164) within close proximity to Kirk Deighton SAC.
9. Minimal pollution levels	
Pros	Cons
<ul style="list-style-type: none"> Accessibility of public transport has the potential to reduce additional car miles- air pollution, noise and vibration. Produce a better mix of homes, jobs and services - reducing the need to travel. Potential to facilitate greater modal shift to less polluting options if development enables greater investment in alternatives. 	<ul style="list-style-type: none"> Some potential to negatively affect AQMA at Bond End Knaresborough. Potential to increase traffic related air pollution, noise and vibration.
10. A transport system that maximises access whilst minimising detrimental impacts	
Pros	Cons
<ul style="list-style-type: none"> Supports bus viability and improvements along strategic routes and within Harrogate Knaresborough and Ripon. Potential to use development to contribute to creation of safe walking and cycling routes to railway stations and/or bus stops. Supports the business case for securing funding to improve rail services and infrastructure, including new stations and parking at stations. Potential to reduce car use. Potential to reduce congestion in Harrogate and Knaresborough. Potential to also bring about wider transport improvements as part of an integrated package of transport measures. 	<ul style="list-style-type: none"> Potential for increased rail congestion, at least in the short term. Will rely on investment to the rail corridor to improve services and infrastructure. Greater traffic flows on roads connecting affected settlements and the main urban areas, particularly if investment in public transport is not realised.

6 Assessment of Growth Options

11. Minimise greenhouse gas emissions and a managed response to climate change	
Pros	Cons
<ul style="list-style-type: none"> Large urban edge sites have potential to be suitable for schemes involving combined heat and power. Availability of non-polluting and less polluting travel. 	<ul style="list-style-type: none"> Some increase in carbon emissions due to transport. Areas east of Harrogate have potential for surface water and river flooding.
12. Prudent and efficient use of energy and natural resources with minimal production of waste	
Pros	Cons
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Most green field development would be on good to excellent agricultural land, especially towards the eastern part of the district.
13. Protect and enhance the historic environment	
Pros	Cons
<ul style="list-style-type: none"> Potential impact on Conservation Areas largely limited to those within the strategic transport corridors. 	<ul style="list-style-type: none"> Potential impact on setting of Spofforth Castle and World Heritage Site buffer zone (Ripon). Potential impact on Conservation Areas within strategic transport corridors. The change in some villages may be the most significant for decades and the scale required may need careful management in order to not become inappropriate.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> Potential to make use of previously developed land (PDL), particularly in the main urban areas. Greater ability to create balanced development with good access to jobs, shops and services. Good links to the national strategic highway network without substantially increasing traffic within the towns of Harrogate and Knaresborough. 	<ul style="list-style-type: none"> Potential that the necessary land will not be available without a review of Green Belt boundaries.
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> Able to provide employment sites closely linked to residential areas. Potential for employment sites with good road links to strategic highway network, and public transport accessibility. Employment sites in areas likely to be attractive to the market. 	<ul style="list-style-type: none"> Provides limited support for employment opportunities away from strategic transport corridors.
16. Conditions for business success, economic growth and investment	
Pros	Cons

<ul style="list-style-type: none"> ● Likely to support investment to improve rail services and infrastructure. Rail investment would support a range of businesses including tourism (business and leisure). ● Potential to contribute to new highway infrastructure- increase business competitiveness and improve attractiveness of employment sites to the market. ● Greater potential to support local business as larger numbers are located in main urban areas. ● Improved connectivity to other business markets through proximity to rail network / other businesses. 	<ul style="list-style-type: none"> ● Provides limited support for employment opportunities away from strategic transport corridors.
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Table 6.23 Strategy 10: Assessment

Strategy 10: Conclusions

<p>What are the benefits of this option?</p>
<p>Concentrating growth in strategic public transport corridors offers the opportunity to deliver a range of housing to meet local needs by extending established communities in Harrogate, Knaresborough and Ripon, together with groups of smaller settlements along the Leeds Harrogate York Rail Line and the strategic bus corridors which link Ripon, Harrogate, and Knaresborough with the Leeds City Region.</p> <p>These locations have the best access to public transport, and therefore also a wide range of jobs, services and facilities within the district but also further afield. They are away from the AONB, SPAs and SACs to the west of the district which are the most sensitive areas in terms of landscape and ecology. This option is likely to provide sites which are likely to be attractive to the employment market. It would also allow for the introduction of combined heat and power, provided that the density was at an appropriate level.</p> <p>Development in this corridor would provide investment to improve existing public transport services and also support business case development for major infrastructure projects for which funding is being sought. Better connectivity and improved services will support business development and tourism.</p>
<p>What are the uncertainties/risks to delivery?</p>
<p>Transport investment both in public transport services and on the strategic A59 route, as proposed by the North Yorkshire and York LEP, will be important factors in the delivery of this growth option. There are risks to the delivery of these infrastructure improvements which may not come forward until the medium/longer term and will need the buy in of other bodies and organisations such as Network Rail, bus and rail operators and the Highways Agency and local highway authority.</p> <p>It is currently unknown whether the scale and nature of improvements required to unlock sufficient land required for future growth can be achieved.</p>
<p>What are the disadvantages of the option?</p>
<p>The uncertainty and timescale associated with the delivery of this option suggests that there will continue to be pressure to develop in other areas in the short to medium term in order to deliver a 5 year supply of land. Growth in public transport corridors to the south of Pannal will be constrained by green belt. Impact on SSSIs may also be an issue in relation to the east of Knaresborough (Hay a Park) and south of Ripon (Quarry Moor) and at Ripley impact on the Park of Historic Interest will restrict development. There may also be impacts on conservation areas within the public transport corridors. To the east of Knaresborough flooding and loss of grade 2 agricultural land may be constraints to site delivery.</p> <p>In the short term, public transport infrastructure improvements may not be completed for the start of new development leading to increased use of existing services and therefore overcrowding. Increased use of public transport and improvement of the A59 corridor will impact on conservation areas especially in Harrogate and Knaresborough.</p>
<p>What mitigation measures would be required?</p>
<p>As part of detailed Master Planning for sites, included within this growth option, a comprehensive transport strategy would be required to address and coordinate infrastructure improvements with proposed development. This would need to integrate proposals for improvements to bus, rail, road, Park and ride, walking and cycling which would need to be based on robust evidence and business case development will be required.</p>

Table 6.24 Strategy 10: Conclusions

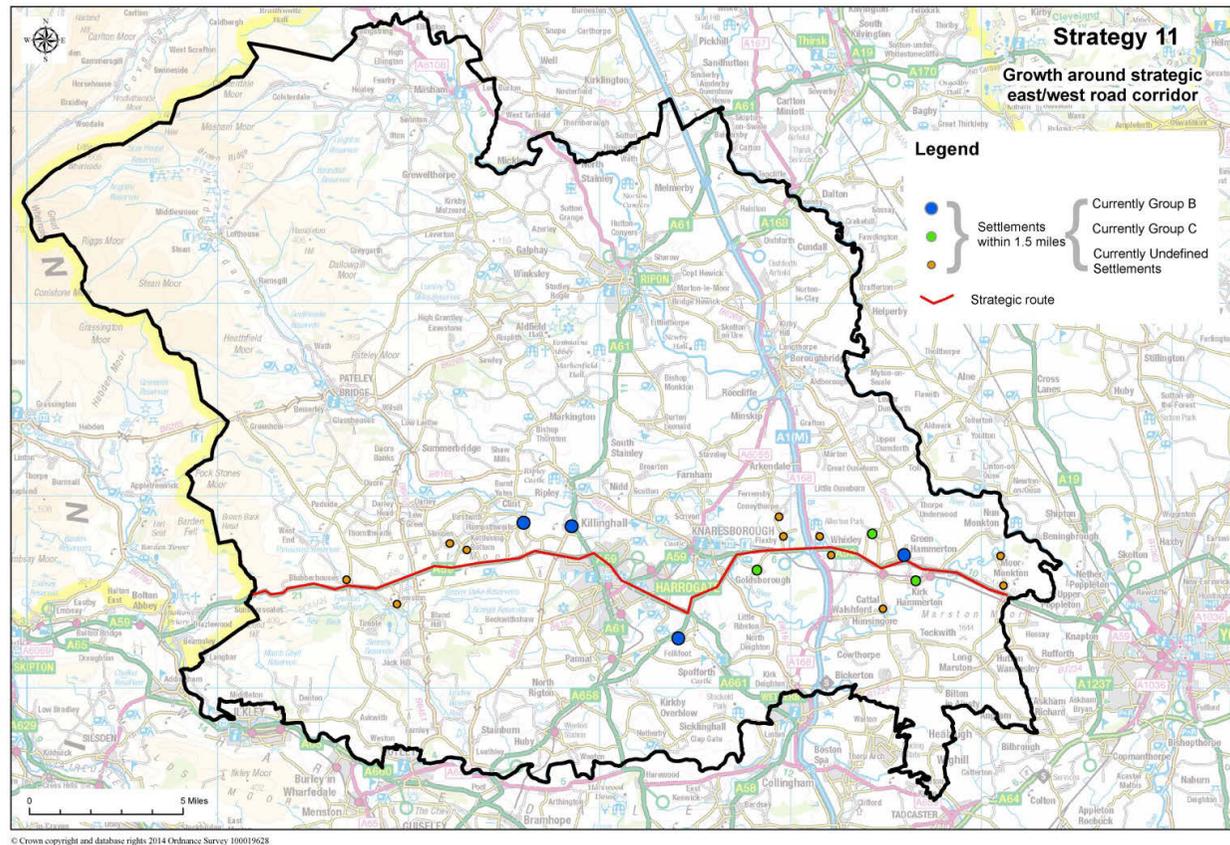
6 Assessment of Growth Options

Strategy 10: Concentrate growth in strategic public transport corridors (Harrogate rail line and strategic bus routes). Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
GREEN	GREEN	RED	GREEN	GREEN	GREEN	WHITE	GREEN	RED	GREEN	GREEN	GREEN

Table 6.25 Strategy 10: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

Strategy 11: Concentrate Growth Around the Strategic East West Road Corridor



Map 6.11 Strategy 11: Concentrate growth around the strategic east west road corridor

Under this strategy most growth would take place around the strategic east-west road corridor connecting York and the A1(M) with East Lancashire and beyond. In broad terms, this is the route of the A59. Settlements within 1½ miles of the route have been identified. This includes Harrogate and Knaresborough as well as the villages highlighted opposite. At this stage Harrogate is considered to include Pannal, and Knaresborough is considered to include Scriven.

6 Assessment of Growth Options

Strategy 11: Assessment

1. Quality housing available to everyone	
Pros	Cons
<ul style="list-style-type: none"> ● Potential to meet urban needs of district's two largest settlements and rural needs in south of the district. ● Large sites in urban areas have potential to provide for specialist housing needs. 	<ul style="list-style-type: none"> ● Limited scope to meet housing needs in Ripon, the market towns, and rural villages away from the road corridor. ● Possible uncertainties to delivery in Harrogate and Knaresborough due to sufficient land and infrastructure capacity.
2. Conditions to engender good health	
Pros	Cons
<ul style="list-style-type: none"> ● Good access to range of health facilities in main urban areas, support for existing facilities in selected villages. ● Particularly in Harrogate and Knaresborough, opportunities to travel by healthy modes (walking and cycling), where safer routes exist. 	<ul style="list-style-type: none"> ● Potential to reduce air quality , potentially including in the Air Quality Management Area at Bond End, Knaresborough. ● Peripheral parts of the east west corridor have poor public transport links to healthcare.
3. Safety and security for people and property	
Pros	Cons
<ul style="list-style-type: none"> ● Likely to require some large sites that would require master planning, master planning would make it easier to incorporate designing out crime principles. 	<ul style="list-style-type: none"> ● None identified.
4. Vibrant communities that participate in decision making (including reducing the potential for social isolation)	
Pros	Cons
<ul style="list-style-type: none"> ● Will provide affordable housing a range of settings. ● The use of larger sites are more likely to deliver affordable housing and a better mix of market housing. 	<ul style="list-style-type: none"> ● Limited scope to address affordable housing needs in Ripon, the market towns, and rural villages away from the road corridor.
5. Culture, leisure and recreation activities available to all	
Pros	Cons
<ul style="list-style-type: none"> ● Urban areas and larger villages: access by walking and cycling to local activities. ● Other settlements in east: access to local activities in nearby larger settlements. ● Urban areas and settlements to east: good access by public transport to a wider range activities, including outside the district. 	<ul style="list-style-type: none"> ● May require investment in community facilities such as village halls to cope with extra demand. ● Smaller settlements in west are close to few activities. ● Settlements in west reliant on use of the car to access most activities.
6. Local needs met locally	
Pros	Cons
<ul style="list-style-type: none"> ● Urban areas and settlements to east: potential for accessibility to day to day services by walking and cycling. ● Urban areas and settlements to east: good accessibility to a wider range of services in larger settlements by non-car means including public transport. 	<ul style="list-style-type: none"> ● Few services provided in settlements to west. ● Limited support for existing services in areas of the district away from the road corridor.

7. Education and training skills that build on the skills and capacity of the population	
Pros	Cons
<ul style="list-style-type: none"> Primary schools accessible by walking and cycling in many settlements (including Kettleing Bottom in the west). Urban areas and settlements to east: good access to secondary and further education by sustainable modes. 	<ul style="list-style-type: none"> Settlements to west: access to secondary and further education likely to be dependent on car travel. Limited support for existing schools in areas of the district away from the road corridor.
8. Biodiversity and attractiveness of the natural environment	
Pros	Cons
<ul style="list-style-type: none"> Development in urban areas and settlements to east are away from areas covered by the following national and international designations: AONB, SPA and SAC. Where large sites are possible, this will enable master planning that will help to ensure properly planned GI within developments as well as a greater potential to finance investment in nearby off-site GI improvements. Opportunity to create new woodland planting to help assimilation of road infrastructure into the landscape. 	<ul style="list-style-type: none"> Potential for coalescence of Harrogate and Knaresborough unless current policy is maintained. Settlements to the west are in the AONB and close to SPA and SAC (all national and international designations). Potential to direct some development to areas covered by the Special Landscape Area local designation. May necessitate new road building that could have negative ecological and landscape affect. Potential for ribbon development along strategic road corridor unless strong countryside protection policies are used.
9. Minimal pollution levels	
Pros	Cons
<ul style="list-style-type: none"> Urban areas and settlements to east: accessibility of public transport has the potential to reduce additional car miles- air pollution, noise and vibration. Potential to facilitate greater modal shift to less polluting options if development enables greater investment in alternatives. New road proposal possibly has potential to improve air quality at AQMA and bring amenity benefits to a number of communities. 	<ul style="list-style-type: none"> Potential to negatively affect AQMAs. Potential to significantly increase traffic related air pollution, noise and vibration. Potential to increase light pollution in settlements to west (AONB). Settlements to west: likely to be largely car dependant.
10. A transport system that maximises access whilst minimising detrimental impacts	
Pros	Cons
<ul style="list-style-type: none"> Potential to contribute to the provision of new highway infrastructure. Partially supports bus viability along strategic routes. Partially supports any future business case for securing funding to improve rail services and infrastructure. Potential to use development to contribute to improved walking and cycling routes to railway stations / bus stops. 	<ul style="list-style-type: none"> Likely to increase traffic and congestion on strategic east west route but also other routes around urban area. The impact of this is could be significant if new highway infrastructure is not realised. Potential for increased rail congestion, at least in the short term. Concentrates the impacts of new vehicle movements onto one corridor. Impact on A1(M) junction 47.
11. Minimise greenhouse gas emissions and a managed response to climate change	
Pros	Cons

6 Assessment of Growth Options

<ul style="list-style-type: none"> Large urban edge sites where development can be concentrated could be suitable for capturing the benefits of combined heat and power. Urban areas and settlements to east: potential for greater use of walking, cycling and public transport as opposed to car travel. 	<ul style="list-style-type: none"> Some increase in carbon emissions due to transport. Areas east of Harrogate have potential for surface water and river flooding. Settlements to west: heavily car dependant for most day-to-day needs.
12. Prudent and efficient use of energy and natural resources with minimal production of waste	
Pros	Cons
<ul style="list-style-type: none"> Settlements to west: green field development likely to be on poor quality agricultural land. 	<ul style="list-style-type: none"> Urban edge: green field development likely to be on good quality agricultural land. Settlements to east: green field development would likely be on the best quality agricultural land (although 'poor' is also present in patches).
13. Protect and enhance the historic environment	
Pros	Cons
<ul style="list-style-type: none"> Potential impacts on Conservation Areas largely limited to those within the road corridor. May offer encouragement/support for the re-use of vacant heritage buildings. 	<ul style="list-style-type: none"> Potential for impacts on Conservation Areas within the road corridor. The change in some villages may be the most significant for decades and the scale required may need careful management in order to not become inappropriate.
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development	
Pros	Cons
<ul style="list-style-type: none"> Minimal impact on Green Belt (Follifoot is in the Green Belt). Potential to make use of previously developed land (PDL), particularly in Harrogate and Knaresborough. Urban area and settlements to east: Greater ability to create balanced development with good access to jobs, shops and services. 	<ul style="list-style-type: none"> Development in the road corridor settlements to the west is likely to increase the need to travel.
15. Good quality employment opportunities available to all	
Pros	Cons
<ul style="list-style-type: none"> Able to provide employment sites closely linked to residential areas. Potential for employment sites with good road links to strategic highway network, and public transport accessibility (not in west). Employment sites in areas likely to be attractive to the market. 	<ul style="list-style-type: none"> Limited provision of employment opportunities in areas of the district away from the road corridor. Settlements in west: not attractive to market for employment.
16. Conditions for business success, economic growth and investment	
Pros	Cons

<ul style="list-style-type: none"> ● Potential to contribute to new highway infrastructure - increase business competitiveness and improve attractiveness of employment sites to the market. ● May support investment to improve rail services and infrastructure. Rail investment would support a range of businesses including tourism (business and leisure). ● Greater potential to support local business as larger numbers are located in Harrogate and Knaresborough. ● Some Improved connectivity to other business markets through proximity to rail network / other businesses. 	<ul style="list-style-type: none"> ● Provides limited support for new economic growth in the parts of the district not in the east-west road corridor.
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Table 6.26 Strategy 11: Assessment

Strategy 11: Conclusions

<p>What are the benefits of this option?</p>
<p>Growth around the strategic east west road corridor would provide new housing growth in proximity to those areas where there is likely to be greatest demand and need, i.e. the district's two largest settlements and the rural areas in the south of the district. It provides for good access to a range of services, jobs and facilities in the main urban areas and provides support for existing facilities in certain villages. Whilst development is focussed around the east west road corridor this area also has good strategic bus and rail network in a substantial part and therefore offers opportunities to facilitate a greater modal shift. Development in this location also offers the potential to deliver a northern relief road and or western bypass for Harrogate. Development in the main urban settlements and in settlements to the east reduces the impact on the AONB/SPA/SAC.</p>
<p>What are the uncertainties/risks to delivery?</p>
<p>The key risk is whether the funding can be made available to deliver the necessary road infrastructure, without which the proposed level of growth could not be accommodated in this location. Generally, however development in this location is likely to be attractive to the market.</p>
<p>What are the disadvantages of the option?</p>
<p>It provides for only limited growth in Ripon, market towns and the wider rural areas in the north with a knock on effect to more limited affordable housing in these areas. It will result in an increase in traffic and congestion on strategic east west route but also other routes around urban area. The impact of this is likely to be significant if a northern relief road/bypass is not realised. Whilst developing in settlements to the east offers the potential to use non car modes of transport, settlements to the west are reliant on the use of the car to access most services and facilities. It will result in development within the AONB and close to SPA and SAC.</p>
<p>What mitigation measures would be required?</p>
<p>As part of detailed Master Planning, for sites included within this growth option, a comprehensive transport strategy would be required to address and coordinate infrastructure improvements with proposed development. A key mitigation measure will be the provision of a northern relief road/western bypass for Harrogate, together with the need to integrate proposals for improvements to bus, rail, road, park and ride, walking and cycling.</p>

Table 6.27 Strategy 11: Conclusions

6 Assessment of Growth Options

Strategy 11: Concentrate growth around the strategic east west road corridor. Summary											
1. Provides housing in rural areas?	2. Provides housing in urban areas?	3. Delivery without the need for major new infrastructure?	4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district?	5. More likely to support provision for employment?	6. Avoids adverse impacts on SPA/SAC/SSSI/AONB?	7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)?	8. Reduces potential impacts on conservation areas and their settings?	9. Avoids loss of Green Belt land?	10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport?	11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport?	12. Enables a comprehensive approach to waste, water, materials, renewable energy etc.?
GREEN	GREEN	RED	GREEN	GREEN	GREEN	WHITE	GREEN	RED	GREEN	GREEN	GREEN

Table 6.28 Strategy 11: Summary

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

Comparison of results

	Strategy 2: Focus growth in the largest settlements.	Strategy 3: Growth in the district's market towns.	Strategy 4: A dispersed approach.	Strategy 5: A new settlement close to the A1(M).	Strategy 7: Growth in villages close to Harrogate, Knaresborough and Ripon.	Strategy 8: Growth in villages close to market towns.	Strategy 9: Growth in villages with large areas of PDL.	Strategy 10: Concentrate growth in public transport corridors.	Strategy 11: Concentrate growth around strategic east-west corridor.
1. Provides housing in rural areas? ¹	RED	GREEN	GREEN	WHITE	GREEN	GREEN	WHITE	GREEN	GREEN
2. Provides housing in urban areas? ¹	GREEN	RED	RED	WHITE	RED	RED	RED	GREEN	GREEN
3. Delivery without the need for major new infrastructure? ²	RED	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	RED
4. More likely to support delivery of major new infrastructure, which provides wider benefits to the district? ³	GREEN	RED	RED	WHITE	GREEN	RED	GREEN	GREEN	GREEN
5. More likely to support provision for employment? ⁴	GREEN	WHITE	RED	GREEN	GREEN	RED	GREEN	GREEN	GREEN
6. Avoids adverse impacts on SPA/SAC/SSSI/AONB? ⁵	GREEN	RED	RED	GREEN	GREEN	RED	GREEN	GREEN	GREEN
7. Prevents the loss of excellent and very good agricultural land (grades 1 and 2)? ⁶	GREEN	GREEN	WHITE	RED	GREEN	GREEN	GREEN	WHITE	WHITE
8. Reduces potential impacts on conservation areas and their settings? ⁷	GREEN	GREEN	RED	GREEN	RED	RED	GREEN	GREEN	GREEN
9. Avoids loss of Green Belt land? ⁸	WHITE	GREEN	WHITE	GREEN	WHITE	GREEN	GREEN	RED	RED
10. Encourages access to employment and day-to-day services / facilities by walking and cycling, or public transport? ⁹	GREEN	GREEN	RED	GREEN	GREEN	WHITE	WHITE	GREEN	GREEN
11. Encourages access to a wider range of employment and services / facilities by walking and cycling, or public transport? ⁹	GREEN	RED	RED	WHITE	WHITE	RED	RED	GREEN	GREEN
12. Enables a comprehensive approach to waste, water, materials, renewable energy etc. ¹⁰	GREEN	GREEN	RED	GREEN	RED	RED	GREEN	GREEN	GREEN

Table 6.29 Comparison of Strategy Assessments

GREEN: Generally positive **WHITE:** Uncertain **RED:** Generally negative

6 Assessment of Growth Options

Footnotes

1. The Local Plan aims to meet housing need arising in both urban and rural areas within the district in order to address housing needs for all.
2. The need for new schools and major transport infrastructure is being considered. Where a strategy requires both elements, it is assessed that the strategy cannot be delivered without the need for major new infrastructure. The need for other physical infrastructure arising from each option will be identified as growth options are investigated in more detail.
3. Investment in major transport infrastructure will deliver benefits to existing businesses and residents as well as those occupying new developments. Development that improves the business case for such investment will increase the possibility of securing external funding to deliver the infrastructure.
4. The Local Plan is required to allocate appropriate land for business uses in addition to land for housing development.
5. Special Protection Areas (SPAs), Special Areas of Conservation (SACs), and Sites of Special Scientific Interest (SSSIs) are protected by European directives and national legislation. Areas of Outstanding Natural Beauty (AONBs), such as Nidderdale AONB, are protected by national legislation.
6. Paragraph 112 of the NPPF states that where significant development of agricultural land is necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
7. Conservation Areas are designated where there is special architectural or historic interest. There are 53 Conservation Areas in Harrogate district.
8. The NPPF (section 9) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.
9. Paragraph 30 of the NPPF requires that, when preparing Local Plans, local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
10. Where development sites are a suitable scale, innovative approaches to waste, water, materials, renewable energy etc. that can deliver significant reductions in the use of natural resources become more cost effective.

7 Assessment of Site Options

Appendix 7 Assessment of Site Options

Example Sustainability Appraisal Site Assessment Table

7.1 An sustainability appraisal assessment table has been completed for every site. The assessment tables provide details of the SA objectives each site has been assessed against, (under column headed 'SA objective'); the coloured rating(s) given against each SA objective, (column headed Ratings) and; a brief analysis of the ratings against

each SA objective, (under column headed Analysis).

7.2

Each SA objective may have a number of considerations related to it and therefore a number of different ratings associated with it e.g. Objective 1: Quality housing available to everyone has two considerations that are being appraised and will therefore have two colours under the ratings column, one for each consideration. The analysis column provides an explanation of what the colour ratings mean. Table 2.1 shows a table with examples of the sort of information provided under each heading.

Site Ref:									
SA objective	Ratings						Analysis		
1. Quality housing available to everyone. <ul style="list-style-type: none"> Will it make housing available to people in need ? Will it improve energy efficiency in housing /increase the use of sustainable building practices ? 	LG	DG						<ul style="list-style-type: none"> Site size capable of delivering 30 plus affordable houses Site size does not allow for affordable housing Site size does allow for affordable housing All housing should meet nationally set standards for energy efficiency and sustainability. 	
2. Conditions and services to engender good health. <ul style="list-style-type: none"> Will it promote positive health and prevent ill health? Will it encourage healthy lifestyles? Will it address reduce health inequalities 								<ul style="list-style-type: none"> Accessible to play area/amenity open space/outdoor sports. Not accessible to play area/amenity open space/outdoor sports Would affect existing sporting facility (in a deprived ward - name) 	
3. Safety and security for people and property. <ul style="list-style-type: none"> Will it reduce and prevent crime and disorder through design measures? Will it reduce fear of crime? 								<ul style="list-style-type: none"> Dependent on application of design policies and community policing. 	
4. Vibrant communities that participate in decision making. <ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 								<ul style="list-style-type: none"> Provision of affordable housing will help reduce social isolation Potential for mixed use including community facilities Loss of community facility (name of facility). Local school at or near capacity and may require expansion 	
5. Culture, leisure and recreation activities available to all. <ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 								<ul style="list-style-type: none"> Not large enough to meet recreation needs of the area Can meet recreational needs of the area Does not contain features of recreation or amenity value Contains features of recreation or amenity value. 	
6. Local needs met locally. <ul style="list-style-type: none"> Will it ensure that everyone has access to essential services and resources within reasonable non car based travelling distance? Walking distance to bus service Walking distance to rail service Walking distance to primary school Walking distance to secondary school Walking distance to GP surgery Walking distance to shopping facilities Walking distance to major area of employment 								<ul style="list-style-type: none"> Good accessibility to local services. Good accessibility to local services: but poor access to ... (where only one red score). Some accessibility to local services: but poor accessibility to... (red scores). Poor accessibility to local services (all red scores). 	

Site Ref:							
<p>7. Education and training opportunities which build on the skills and capacity of the population.</p> <ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills Will it provide opportunities for training and apprenticeships? 							<ul style="list-style-type: none"> Local primary school at or near capacity and likely require expansion. Primary school likely to have spare capacity.
<p>8. Biodiversity and importance of the natural environment.</p> <ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats ? Will it increase the quality and quantity of woodland cover? Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives ? Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? Will it contribute to local distinctiveness and countryside character? <ul style="list-style-type: none"> Landscape sensitivity Landscape capacity 							<ul style="list-style-type: none"> No adverse effects identified Some potential adverse effects - mitigation should be possible Significant adverse effects Site large enough to incorporate new natural green space and add to green infrastructure. Need not lead to loss of woodland or trees/potential new woodland creation Need not lead to loss of woodland or trees May result in loss of woodland or trees - mitigation possible Likely to result in loss of woodland/trees - full mitigation not possible Loss or ancient woodland/aged or veteran trees and/or trees protected by TPO. Mention PROW if relevant Environment Agency – impacts cannot be predicted at this stage Landscape sensitivity and capacity ratings e.g. Low sensitivity – area able to accommodate some development – mitigation in part. High/medium landscape sensitivity – area not capable of accommodating development and mitigation opportunities are limited.
<p>9. Minimal pollution levels.</p> <ul style="list-style-type: none"> Will it clean up contaminated land? Will it maintain and where possible improve air quality? Will it maintain and where possible improve surface water and groundwater quality? Will it maintain and where possible improve soil quality and minimise the loss of soils to development Will it prevent unacceptable levels of noise , vibration and light pollution? 							<ul style="list-style-type: none"> Positive effects: (list) e.g. No impact on air quality, utilises brownfield land, clean-up contaminated land, no adverse impact on watercourses, would not involve the loss of grade 1,2 or 3 agricultural land. Negative effects: (list) e.g. Some adverse effects on watercourses, 100% greenfield, would involve the loss of grade 1,2 or 3 agricultural land, potential to impact on air quality, potential to adversely affect a designated Air Quality management Area, close to major road.
<p>10. A transport network which maximises access whilst minimising detrimental impacts.</p> <ul style="list-style-type: none"> Will it ease congestion on the road/rail network? Will it increase provision of public transport where needed? Will it improve existing provision of cycleways and footpaths? Will it improve rail services and facilities? 							<ul style="list-style-type: none"> No transport and/or accessibility problems Minor transport and/or accessibility problems Some transport and/or accessibility problems but can be addressed Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation <ul style="list-style-type: none"> Convenient and safe pedestrian routes to access local services Poor provision for cyclists and pedestrians Good provision for cyclists <ul style="list-style-type: none"> Rail Station within 400m of a station Adjacent to Harrogate Rail Line Increased public transport provision and extension of services cannot be predicted at this stage.
<p>11. Minimise greenhouse gas emissions and a managed response to climate change.</p> <ul style="list-style-type: none"> Will it reduce greenhouse gas emissions and therefore help to tackle climate change? Will it increase the amount of energy from renewable sources that is generated and consumed? Will it reduce the risk of flooding? 							<ul style="list-style-type: none"> Bus stop within 400m Bus stop not with 400m Bus stop not within 400m but may be potential for improvement Wholly within Flood Zone 1 etc

7 Assessment of Site Options

Site Ref:									
<p>12. Prudent and efficient use of energy and natural resources with minimal production of waste.</p> <ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) Will it increase prevention, re-use, recovery and recycling of waste? 									<ul style="list-style-type: none"> All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land Would not involve the loss of grade 1, 2 or 3 agricultural land. Would utilise brownfield land as part of the development
<p>13. Protect and enhance the historic environment.</p> <ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 									<ul style="list-style-type: none"> Positive effect on significance of a designated heritage asset. Positive effect on significance of a non- designated heritage asset. Unlikely to have effect on significance of heritage asset. Likely to harm significance of heritage asset but mitigation possible. Mitigation of harmful effects not possible. There is no Conservation Area, designated or local heritage asset.
<p>14. A quality built environment and efficient land use patterns.</p> <ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? Will it prevent inappropriate development in flood plains? Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? Will it result in the regeneration of derelict or visually unattractive land? Will it encourage the re-use of existing buildings? Will it ensure high design quality which supports local distinctiveness? Will it promote mixed use development? 									<ul style="list-style-type: none"> Site redevelopment enables regeneration of a visually unattractive area. the re-use of existing buildings and an opportunity for high quality design. demolition of buildings would be required. Negative impact on local distinctiveness. Negative impact on local distinctiveness but can be mitigated. Mixed use development can be accommodated.
<p>15. Good quality employment opportunities available to all</p> <ul style="list-style-type: none"> Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities 									<ul style="list-style-type: none"> Only proposed for residential. Site is suitable for employment use. Loss of employment site. Loss of employment site accessible by public transport. Mixed use development can be accommodated.
<p>16. Conditions for business success, economic growth and investment</p> <ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 									<ul style="list-style-type: none"> Provision of affordable housing will help support existing businesses. Existing businesses on site will be displaced.
Summary:									
Recommendation:									

Table 7.1 Example Site Assessment Table

Harrogate Sites

Site Ref: H1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	DG	DG	N	?	O	O			No adverse effects on biodiversity identified. Need not lead to loss of woodland or trees. No public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity and area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels. I also completed many site summaries and recommendations	N	O	O	?	R	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain contaminated land. Would not involve the loss of Grade 1, 2 or 3 agricultural land. Negative effects: Potential to impact on air quality objectives. Some effects of additional surface water and loss of greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	O	N			Significant transport and/or accessibility/cumulative impact problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site is wholly within flood zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would not involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no conservation area, designated or local heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	DG			Site development provides an opportunity for high quality design. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site only being proposed for residential use.

7 Assessment of Site Options

Site Ref: H1						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site comprises two agricultural fields to the west of but separated from the built up edge of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. No adverse effects on biodiversity have been identified and development of the site would not lead to the loss of trees/woodland or best and most versatile agricultural land. Negative effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. There would be adverse effects on the landscape, which is of high/medium sensitivity not capable of accommodating development and significant transport/accessibility problems with poor provision for cyclists and pedestrians.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.2 Site H1

Site Ref: H2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	R	DG	N	?	R	R			Significant adverse effects on biodiversity identified. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain contaminated land. Would not have an impact on air quality objectives. Negative effects: Would involve the loss of Grade 1, 2 or 3 agricultural land. Some effects of additional surface water and loss of greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle route and convenient and safe routes for pedestrians. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more of the site within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site adjoins the northern edge of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. No transport and/or accessibility problems have been identified. Significant adverse effects on biodiversity have been identified and development of the site would lead to the loss of trees/woodland and Grade 3 agricultural land. Negative effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. There would be adverse effects on the landscape, which is of high sensitivity not capable of accommodating development and with limited mitigation opportunities.</p>										

7 Assessment of Site Options

Site Ref: H2

Recommendation: Not to allocate.

Table 7.3 Site H2

Site Ref: H4									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	O	O	R	LG		Some accessibility to local services: but poor accessibility to rail services and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	N	N		N	?	N	N		Site screened out for biodiversity impact, loss of trees, and landscape sensitivity and capacity. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	DG	n/a	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain contaminated land, Would not have an impact on air quality objectives. Utilises brownfield land. Negative effects: Close to a railway line.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes and convenient and safe routes for pedestrians. Severance is not a problem
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m. 50% or more of the site within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	DG	N		Site redevelopment enables regeneration of a visually unattractive area. Some building may be capable of re-use and an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a							Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will encourage investment and support local business expansion.
Summary: The site comprises a number of buildings of various ages and condition within the built up area of Harrogate. There are positive social effects as the site size does allow for affordable housing and it is accessible to a play area/amenity open space/outdoor sports. The site has some accessibility to local services but this is poor for rail services and shopping. The local primary school is at or near capacity and likely to require expansion. There would be positive environmental effects through utilising brownfield land and redevelopment of the site would enable regeneration of a visually unattractive area. Whilst there is likely to be harm to the significance of a heritage asset, this can be mitigated.									
Recommendation: Not to allocate.									

Table 7.4 Site H4

7 Assessment of Site Options

Site Ref: H5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	Y	R	DG	LG			Some accessibility to local services: but poor accessibility to rail services, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	DG	DG	DG	LG	?	O	Y			No adverse impacts in relation to biodiversity. Need not lead to loss of woodland and trees. Site is large enough to incorporate new natural greenspace and add to green infrastructure. High to medium landscape sensitivity but the landscape has capacity to accommodate some development with mitigation. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	DG	DG	O	?	Y	n/a	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Part of site is previously developed land. Unlikely to have a negative impact on air quality. Negative effects: A major road lies close to the site. Surface water effects but can be mitigated.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Brownfield site.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: This site forms part of Yorkshire Water's Waste Water Treatment Works situated along the B6162 Otley Road within the built up area of Harrogate. No adverse environmental impacts in relation to biodiversity have been identified and the site is large enough to incorporate an area of natural/semi natural green space. Whilst there are some adverse environmental effects in relation to landscape, built environment and local distinctiveness these can be mitigated. In relation to social effects the site size allows a significant amount of affordable housing to be provided, is accessible to open space /outdoor sports facilities and can also help meet the recreational needs of the area. Further positive social effects are seen as the site has some accessibility to local services and the local primary school is likely to have spare capacity. Provision of affordable housing also contributes positive economic effects in the creation of conditions for business success.</p>										

Site Ref: H5

Recommendation: Not to allocate.

Table 7.5 Site H5

7 Assessment of Site Options

Site Ref: H7								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	Y	Some accessibility to local services: but poor accessibility to rail services, primary school, secondary school, shopping facilities and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	O	O	Some potential adverse biodiversity effects, mitigation should be possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity and area not capable of accommodating development and mitigation opportunities limited. Medium/low landscape capacity - not able to accommodate proposed development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Negative effects: Potential to have a negative impact on air quality. Surface water effects but can be mitigated. 100% greenfield land. Loss of grade 1, 2 or 3 agricultural land. Close to a railway.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes and convenient and safe routes for pedestrians. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources, and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							There is no conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Neutral
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: H7

Summary: The site lies on the eastern edge of Harrogate and comprises a small triangular field bounded by a golf course to the north, railway line to the southeast and housing development to the west. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail services, primary and secondary schools, shopping and GP facilities. The local primary school is also at or near capacity and likely to require expansion. No transport and/or accessibility problems have been identified and connections to cycle and pedestrian routes can be made. Whilst there are some potential adverse biodiversity effects these should be capable of mitigation. There would be adverse effects on the landscape, which is of high/medium sensitivity not capable of accommodating development and development would lead to the loss of trees/woodland and Grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.6 Site H7

7 Assessment of Site Options

Site Ref: H8										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	O		Some accessibility to local services: but poor accessibility to rail services, primary school, secondary school, GP, and shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R			Significant adverse effects on biodiversity. May result in the loss of woodland or trees but mitigation is possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	R	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Negative effects: Potential to have a negative impact on air quality. Adverse effects of additional surface water discharge. 100% greenfield land. Loss of grade 1, 2 or 3 agricultural land. Close to a major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	O	N				Significant transport problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	Y							Bus stop not within 400m. Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.

Site Ref: H8							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: This site is located on the southern edge of the built up area of Harrogate and consists of a number of agricultural fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail services, primary and secondary schools, shopping and GP facilities. The local primary school is at or near capacity and likely to require expansion. Significant transport problems have been identified but connections to cycle and pedestrian routes can be made. Development may lead to a loss of trees/woodland but mitigation is possible. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate new natural green space. There would be adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development and limited mitigation opportunities and there would be a loss of Grade 3 agricultural land.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 7.7 Site H8

7 Assessment of Site Options

Site Ref: H9										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Y		Some accessibility to local services: but poor accessibility to rail services, primary school, secondary school, GP, and shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion
8. Biodiversity and importance of the natural environment.	R	R	DG	LG	?	R	R			Significant adverse effects on biodiversity. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Negative effects: Potential to have a negative impact on air quality. Some adverse effects of additional surface water discharge. Loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	O	N				Significant transport problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: H9

Summary: The site lies on the north-eastern edge of Harrogate and comprises a number of fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has accessibility to some services but this is poor to rail, primary and secondary schools, GP and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Significant transport problems have been identified but connections to cycle and pedestrian routes can be made. Negative environmental effects arise through the significant adverse effects on biodiversity, although the site is large enough to incorporate new natural green space, the loss of trees protected by a TPO and Grade 3 agricultural land, impacts on the landscape which if of high sensitivity with limited capacity to accommodate development and harmful effects on the historic environment which can not be mitigated.

Recommendation: Not to allocate.

Table 7.8 Site H9

7 Assessment of Site Options

Site Ref: H10										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R			Significant adverse effects on biodiversity. Likely to result in loss of trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key distinctive characteristic vulnerable to change. Low landscape capacity - area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Negative effects: Potential to have a negative impact on air quality. Some adverse effects of additional surface water discharge. Loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness but can be mitigated. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: H10

Summary: The site lies on the north-eastern edge of Harrogate and comprises a number of fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. Some transport problems have been identified but connections to cycle and pedestrian routes can be made. Significant adverse effects on biodiversity have been identified, although the site is large enough to incorporate new natural green space. Development will lead to the loss of Grade 3 agricultural land and also the likely loss of trees, which can not be fully mitigated. There would be adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development and whilst there is likely to be harm to the significance of a heritage asset, this can be mitigated.

Recommendation: Not to allocate.

Table 7.9 Site H10

7 Assessment of Site Options

Site Ref: H11										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, GP, shopping facilities and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	R	DG	N	?	R	R			No adverse effects on biodiversity identified. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area has limited capacity to accommodate development with few if any mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Unlikely to have a negative impact on air quality. Loss of grade 1, 2 or 3 agricultural land. Negative effects: Some adverse effects of additional surface water discharge. 75-100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	DG	O	DG	N				Some transport problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings required. Negative impact on local distinctiveness but mitigation possible. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: H11
<p>Summary: The site lies on the north eastern edge of Harrogate and includes Forest Head Farm and a number of small surrounding fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail services, secondary school, employment, shopping and GP facilities. The local primary school is also at or near capacity and likely to require expansion. Some minor transport issues have been identified, but the site is well served by cycle routes and pedestrian routes. No adverse effects on biodiversity have been identified and the site is large enough to incorporate new natural green space. Development of the site would lead to the loss of trees/woodland and Grade 3 agricultural land. There would be adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development with limited mitigation opportunities and whilst there is likely to be harm to the significance of a heritage asset and local distinctiveness these can be mitigated.</p>
<p>Recommendation: Not to allocate.</p>

Table 7.10 Site H11

7 Assessment of Site Options

Site Ref: H12										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG								Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area Does not contain features of recreation or amenity value
6. Local needs met locally.	R	R	R	R	R	R	R	LG		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	R			Some potential adverse effects on biodiversity but mitigation should be possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area has limited capacity to accommodate development with few if any mitigation opportunities.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Loss of grade 3 agricultural land. Negative effects: Potential to have a negative impact on air quality. Some adverse effects of additional surface water discharge. 100% greenfield. Close to railway line.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	DG				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem. Adjacent to rail line.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Would involve the loss of greenfield land - grade 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N			Demolition of buildings required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.

Site Ref: H12						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site is situated on the southern edge of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site is within walking distance of a major area of employment but has poor accessibility to other services including primary and secondary schools, shopping and GP facilities. The local primary school is also at or near capacity and likely to require expansion. The site is well served by cycle and pedestrian routes. Some potential adverse effects on biodiversity have been identified but should be capable of mitigation, although development of the site would lead to the loss of trees/woodland and Grade 1,2 or 3 agricultural land. There would be adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development with limited mitigation opportunities and harmful effects on the historic environment and local distinctiveness which can not be mitigated.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.11 Site H12

7 Assessment of Site Options

Site Ref: H13										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to all services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Local primary school likely to have some capacity.
8. Biodiversity and importance of the natural environment.	R	O		LG	?	R	O			Significant adverse effects on biodiversity identified. Loss of woodland or trees - full mitigation not possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	O	na	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Unlikely to have a negative impact on air quality. Utilises brownfield land. Would involve loss of grade 3 agricultural land. Negative effects: Some adverse effects of additional surface water discharge.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N			Some transport/accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	LG							Bus stop not within 400m. 50% or more of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Would involve the loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	R	N			Buildings on site capable of re-use. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a residential garden and small field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Some transport/accessibility problems have been identified but are capable of being addressed. Negative effects result from the site having poor accessibility to all services although the local primary school is likely to have some capacity. Some transport/accessibility problems have been identified but can be addressed although there is poor										

Site Ref: H13

connectivity to cycle routes. Significant adverse effects on biodiversity have been identified and development would lead to the loss of trees/woodland, which could not be fully mitigated and grade 3 agricultural land. There would also be adverse effects on the landscape, which is of high sensitivity not capable of accommodating development, and harmful effects on the historic environment and local distinctiveness which are not capable of mitigation.

Recommendation: Not to allocate.

Table 7.12 Site H13

7 Assessment of Site Options

Site Ref: H14										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	LG		Some accessibility to local services: poor accessibility to rail, primary and secondary schools, GP and Local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R		LG	?	O	Y			Some potential adverse effects on biodiversity but can be mitigated. Loss of ancient woodland/aged or veteran trees and /or trees protected by TPO. Public Right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium Landscape sensitivity - Key distinctive characteristics are vulnerable to change. Medium landscape capacity - able to accommodate some development- impacts can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	n/a	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Surface water effects can be mitigated. Negative effects: Loss of greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated. Mixed use development could not be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site is part of an extensive residential garden where development will result in some potential adverse environmental effects in relation to biodiversity, landscape and local distinctiveness, but these can be mitigated. In relation to positive social effects the site size will allow for affordable housing and the site is accessible to open space and recreation facilities. There are negative social effects as the local primary school is at or near capacity and likely to require expansion .Further positive social										

Site Ref: H14
effects result from the site's accessibility to local services including a bus stop on a good quality bus route and a major area of employment, the ability to connect to existing cycle routes and safe and safe and convenient pedestrian routes. Positive economic impacts derive from the provision of affordable housing which contributes to the creation of conditions for business success.
Recommendation: Not to allocate.

Table 7.13 Site H14

7 Assessment of Site Options

Site Ref: H15										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	Y	R	LG	R	R	Y	LG			Some accessibility to local services: poor accessibility to rail, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	R	DG	N	?	R	R			Significant adverse effects on biodiversity identified. Loss of ancient woodland/aged or veteran trees and /or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area not capable of accommodating development and few mitigation opportunities.
9. Minimal pollution levels.	N	R	Y	?	DG	n/a	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage Positive effects: Unlikely to contain any contaminated land. Neutral or slight effects of additional surface water discharge. Would not involve loss of grade 1, 2 or 3 agricultural land. Negative effects: Potential to adversely affect an Air Quality Management Area. 75-100% greenfield
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m Up to 50% of site within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land as part of the development
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	R	N			Site development enables regeneration of a visually unattractive area. Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	R	R								Loss of employment site. Loss of employment site accessible by public transport.
16. Conditions for business success, economic growth and investment	R									Existing businesses on site will be displaced.

Site Ref: H15

Summary: The site comprises an area of land partly in use for employment. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. No transport or accessibility problems have been identified and the site is well served by cycle and pedestrian routes. The site is accessible to local services, although accessibility to rail services, secondary school and GP is poor and the local primary school is at or near capacity and likely to require expansion and the site is not of a size to allow for affordable housing. Significant adverse effects on biodiversity have been identified and development would lead to the loss of trees/woodland protected by a TPO. There would also be adverse effects on the landscape, which is of high sensitivity not capable of accommodating development. Development of the brownfield site would have positive environmental effects but would lead to the displacement of an existing business and loss of an accessible employment site.

Recommendation: Not to allocate.

Table 7.14 Site H15

7 Assessment of Site Options

Site Ref: H19										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sport. Shortage in the area identified and the site is large enough to accommodate a new sports facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG								Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreational needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R			Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Local primary school likely to have some capacity.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	R	R			Some potential adverse effects on biodiversity identified - appropriate mitigation required. Development need not result in the loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area not capable of accommodating development and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Negative effects: Some adverse effects of additional surface water discharge but mitigation possible. Potential to affect an Air Quality Management Area. 100% greenfield. Would involve loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	O	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create a new cycle route. Convenient and safe pedestrian routes. Severance can be problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Negative impact on local distinctiveness. Mixed use development can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: H19

Summary: The site is predominantly in agricultural use with an area in the centre used for playing fields. There are positive social effects as the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports although development would result in the loss of an existing recreational facility. Some adverse effects on biodiversity and watercourses have been identified but should be capable of mitigation. Negative effects result from the site having poor accessibility to all services although the local primary school is likely to have some capacity. Development of the site would lead to the loss of Grade 3 agricultural land and there would also be adverse effects on the landscape, which is of high sensitivity not capable of accommodating development, and harmful effects on local distinctiveness and the historic environment which are not capable of mitigation.

Recommendation: Not to allocate.

Table 7.15 Site H19

7 Assessment of Site Options

Site Ref: H20								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	R	LG						Site size does not allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreational needs of the area.
6. Local needs met locally.	R	R	O	R	O	R	LG	Some accessibility to local services: but poor accessibility to rail and secondary school
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	N		N	?	N	N	Some potential adverse effects on biodiversity identified - appropriate mitigation required. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	O	?	DG	n/a	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Unlikely to affect an Air Quality Management Area. Would not involve loss of grade 1, 2 or 3 agricultural land. Negative effects: Some adverse effects of additional surface water discharge but mitigation possible. 75 - 100% greenfield. Close to a major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N		No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create a new cycle route. Convenient and safe pedestrian routes. Severance can be a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Would not involve loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N	Buildings on site would require demolition. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Negative impact on local distinctiveness. Mixed use development can be accommodated.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: The site is located within the grounds of the Grade II Listed Swan Hotel within the centre of Harrogate town. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports but negative effects as the site size does not allow for affordable housing provision and the local primary school is at or near capacity and likely to require expansion. No transport or accessibility problems have been identified and the site has accessibility to some local services, although this is poor in respect of rail services and secondary school. Some adverse effects on biodiversity and watercourses have been identified but should be capable of mitigation but negative impacts on local distinctiveness and harm to the historic environment are not capable of mitigation.								

Site Ref: H20
Recommendation: Not to allocate.

Table 7.16 Site H20

7 Assessment of Site Options

Site Ref: H22										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	O	Y	O			Some accessibility to local services: poor accessibility to rail and primary school
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	O			Some potential adverse effects on biodiversity but can be mitigated. Need not result in loss of trees or woodland. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium/low landscape capacity - able to accommodate scale of development - mitigation impacts limited.
9. Minimal pollution levels.	N	O	O	?	R	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to impact on air quality. Some adverse affects on watercourses. Loss of greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	DG	N				Some transport and accessibility issues which can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian access to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated. Mixed use development could not be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site is a field adjoining the built up area of Harrogate on its north eastern edge. There are positive social effects as the site size allows for affordable housing to be provided and it is accessible to open space/amenity open space/outdoor sports and can also help meet the recreational needs of the area. The site is accessible to some local services, although this is poor for rail services and local primary school, which is at or near capacity and likely to require expansion. Some transport and accessibility issues but there is good provision for cyclists and pedestrians. Some adverse environmental effects in relation to biodiversity, local distinctiveness and historic environment have been identified but these can be mitigated.										

Site Ref: H22
Recommendation: Not to allocate.

Table 7.17 Site H22

7 Assessment of Site Options

Site Ref: H23										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to all local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	Y	Y			Some potential adverse effects on biodiversity but can be mitigated. Need not result in loss of trees or woodland. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium landscape capacity - able to accommodate scale of development - mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to impact on air quality. Some adverse effects on watercourses. Loss of greenfield site. Loss of grade 1, 2 or 3 agricultural land. Major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	DG	R	O	N				Some transport or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Poor provision for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated. Mixed use development could not be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: H23
Summary: The site comprises a large relatively flat area of agricultural land (grassland/scrub). There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Some adverse effects on biodiversity, landscape, historic environment and transport/accessibility have been identified but these can be mitigated. Negative social effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion.
Recommendation: Not to allocate.

Table 7.18 Site H23

7 Assessment of Site Options

Site Ref: H24										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to all local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	O	Y			Significant adverse effects on biodiversity. Need not result in loss of trees or woodland/potential for new woodland creation. Site large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium landscape capacity - able to accommodate scale of development - mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Surface water effects can be mitigated. Negative effects: Potential to impact on air quality. Loss of greenfield site. Loss of grade 1, 2 or 3 agricultural land. Major railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	DG	O	O	N				Some transport or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no conservation area, designated or local heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	DG			Demolition of buildings required. Mixed use development could not be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: H24
<p>Summary: The site comprises a large arable field on the north eastern edge of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Some adverse effects on landscape and transport/accessibility have been identified but these can be mitigated. Negative social effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. Negative environmental effects arise from the significant adverse effects on biodiversity.</p>
<p>Recommendation: Not to allocate.</p>

Table 7.19 Site H24

7 Assessment of Site Options

Site Ref: H25										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	LG	R	R	Y	O			Some accessibility to local services: poor accessibility to primary school and secondary school
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	R	DG	LG	?	O	Y			Significant adverse effects on biodiversity. Loss of ancient woodland / aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium landscape capacity - able to accommodate scale of development - mitigation in part.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Surface water effects can be mitigated. Negative effects: Potential to impact on air quality. Loss of greenfield site. Loss of grade 1, 2 or 3 agricultural land. Major railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of greenfield land. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Development unlikely to have effect on significance of heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of structures would be required. Negative impact on local distinctiveness but can be mitigated. Mixed use development could not be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: H25
<p>Summary: The site comprises a number of small fields to the north of Forest Head Lane on the north-eastern edge of Harrogate. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to both primary and secondary schools and the local primary school is likely to require expansion. Some negative impacts on the landscape and local distinctiveness have been identified but are capable of mitigation. Significant adverse effects on biodiversity have been identified and development of the site would lead to the loss of trees/woodland protected by a TPO.</p>
<p>Recommendation: Not to allocate.</p>

Table 7.20 Site H25

7 Assessment of Site Options

Site Ref: H26										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	O	R	LG	R	R	LG			Some accessibility to local services: poor accessibility to primary school, GP and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	LG	?	R	O			Some potential effects on biodiversity. May result in loss of some woodland or trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium/low landscape capacity - not able to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Surface water effects can be mitigated. Negative effects: Potential to impact on air quality. Loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness. Mixed use development could not be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site is located to the south of Hookstone Road outside of the main built up area of Harrogate town. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to										

Site Ref: H26
local services but this is poor for primary school, which is likely to require expansion, GP and shopping facilities. Some potential effects on biodiversity have been identified and development may result in the loss of some trees or woodland but the site is large enough to incorporate new natural greenspace. Negative effects arise from the adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development and limited mitigation opportunities, likely harm to the significance of a heritage asset which cannot be mitigated and negative impact on local distinctiveness.
Recommendation: Not to allocate.

Table 7.21 Site H26

7 Assessment of Site Options

Site Ref: H27										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	DG	Y			Some accessibility to local services: poor accessibility to rail, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	R	DG	N	?	Y	LG			No adverse effects on biodiversity identified. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - key distinctive characteristics are vulnerable to change. High/medium landscape capacity - able to accommodate scale of development with appropriate mitigation.
9. Minimal pollution levels.	N	R	Y	?	DG	na	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Slight effect of surface water on watercourses. Utilises brownfield land. Negative effects: Potential to impact on air quality. Major railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian routes. Severance is not a problem
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	N									There is no conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N			Mixed use could not be accommodated on the site.
15. Good quality employment opportunities available to all	LG	DG								Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG									Provision of employment land will support local business expansion.
Summary: The site is located within the grounds of the Yorkshire Showground. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor for										

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primary school, which is likely to require expansion, GP and rail facilities. Development of the brownfield site would have positive environmental effects. No adverse impacts on biodiversity have been identified and the landscape is able to accommodate development with appropriate mitigation but there would be loss of trees protected by a TPO.

Recommendation: Not to allocate.

Table 7.22 Site H27

7 Assessment of Site Options

Site Ref: H29										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	DG	O			Some accessibility to local services: poor accessibility to rail, primary school, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	N	N		N	?	N	N			Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	R	Y	?	R	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Slight effects of surface water on watercourses. Negative effects: Potential to impact on air quality. 100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Mixed use could not be accommodated on the site.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: The site is located within the grounds of the Yorkshire Showground. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. No transport and/or accessibility effects have been identified and the site is well served cycle and pedestrian routes. The site has some accessibility to local services but this is poor to primary and secondary schools, GP and rail facilities. The local primary school is also at or near capacity and likely to require expansion.</p>										
<p>Recommendation: Not to allocate.</p>										

Table 7.23 Site H29

Site Ref: H30										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	O	O	DG	LG			Good accessibility to local services: poor accessibility to rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N			No adverse effects identified. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	DG	na	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Neutral effects of surface water on watercourses. Utilises brownfield land. Negative effects: Major railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	O	N			Demolition of structures would be required. Negative impact on local distinctiveness but can be mitigated. Mixed use development could not be accommodated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: The site lies in the centre of Harrogate town. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. No transport and/or accessibility effects have been identified and the site is well served by cycle and pedestrian routes. The site has good accessibility to local services, except for rail, but the local primary school is at or near capacity and likely to require expansion. Development of the brownfield site would have positive environmental effects. There would be some adverse environmental effects as development would have a negative impact on local distinctiveness and there would be harm to the significance of a heritage asset but both can be mitigated.</p>										

7 Assessment of Site Options

Site Ref: H30

Recommendation: Not to allocate.

Table 7.24 Site H30

Site Ref: H31										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	R	R	R	R		Some accessibility to local services: but poor accessibility to rail, secondary school, GP, shopping and employment
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	Y	DG	LG	?	O	O			No adverse effects on biodiversity. Potential for loss of woodland/trees but loss can be mitigated. Site large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - key characteristics vulnerable to change. Medium/low landscape capacity - area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	Y	Y				Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Surface water effects but can be mitigated. Utilises brownfield land. Negative effects: Potential to affect air quality. Loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	O	DG	N				Some transport and/or accessibility problems but can be addressed Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O									Likely to have effect on significance of a heritage asset and mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	DG			Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

7 Assessment of Site Options

Site Ref: H31

Summary: The site includes the existing Henshaws College campus and a number of surrounding arable fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail services, secondary school, employment, shopping and GP facilities. The local primary school is also at or near capacity and likely to require expansion. No adverse effects on biodiversity have been identified and the site is large enough to incorporate new natural green space. Development of the site would lead to the loss of trees/woodland, which could be mitigated, and Grade 3 agricultural land. There would be adverse effects on the landscape, which is of high/medium sensitivity not capable of accommodating development with limited mitigation opportunities and the potential for air quality to be affected. Whilst there is likely to be harm to the significance of a heritage asset and a negative impact on local distinctiveness these can be mitigated.

Recommendation: Not to allocate.

Table 7.25 Site H31

Site Ref: H32										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R			Some potential adverse effects on biodiversity - mitigation should be possible. Need not lead to the loss of woodland or trees and potential for woodland creation. Site large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Low landscape capacity - area has limited capacity to accommodating development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	LG	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Surface water effects but can be mitigated. Negative effects: Potential to affect air quality. 100% greenfield. No loss of Grade 1, 2 or 3 agricultural land. Close to a major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N				Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. No loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect to the significance of a heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use development can be accommodated on the site.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

7 Assessment of Site Options

Site Ref: H32

Summary: The site comprises a number of fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Some potential adverse effects on biodiversity have been identified although mitigation should be possible as should impacts on local distinctiveness. Negative effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. There would be adverse effects on the landscape, which is of high/medium sensitivity with limited capacity to accommodate development and significant transport/accessibility problems would require substantial mitigation.

Recommendation: Not to allocate.

Table 7.26 Site H32

Site Ref: H33								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	O	R	R	Some accessibility to local services: but poor accessibility to rail, secondary school, shopping and employment
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R		LG	?	O	Y	Some potential adverse effects on biodiversity - mitigation should be possible. Likely to lead to loss of ancient woodland, aged or veteran trees and/or trees covered by TPO. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - key characteristics vulnerable to change. Medium landscape capacity - area able to accommodate some development, mitigation only in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Surface water effects but can be mitigated. Utilises brownfield land. Negative effects: Potential to affect air quality. Loss of some Grade 1, 2 or 3 agricultural land. Close to a major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	O	N		Some transport and/or accessibility problems requiring mitigation to address. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to have effect on elements which contribute to the significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N	Buildings on site capable of conversion. Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use development cannot be accommodated on the site.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: H33

Summary: There are positive social effects in that the site allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail services, secondary school, employment and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity, the landscape and local distinctiveness have been identified although mitigation should be possible. Negative effects arise from the loss of trees/woodland and Grade 3 agricultural land and there is likely to be an adverse effect on elements which contribute to the significance of a heritage asset.

Recommendation: Not to allocate.

Table 7.27 Site H33

Site Ref: H34									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	R	R		Significant adverse effects on biodiversity. Need not lead to loss of existing woodland or trees and potential for woodland creation. Site large enough to incorporate an area of semi-natural greenspace including woodland. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Low landscape capacity - area has limited capacity to accommodating development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Surface water effects but can be mitigated. Negative effects: Potential to affect air quality. 100% greenfield. Loss of some Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N			Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								There is no conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	DG		Opportunity for high quality design. Mixed use development cannot be accommodated on the site.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: H34

Summary: There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative effects result from the site having poor accessibility to all services, although the local primary school is likely to have spare capacity. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate an area of semi-natural greenspace, there would be adverse effects on the landscape, which is of high/medium sensitivity and has limited capacity to accommodate development and significant transport/accessibility impact problems requiring substantial mitigation.

Recommendation: Not to allocate.

Table 7.28 Site H34

Site Ref: H35										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R	R		Some accessibility to local services: but poor accessibility to rail, secondary school, GP, shopping and employment
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O		LG	?	R	R			Some potential adverse effects on biodiversity - mitigation should be possible. Development likely to lead to the loss of woodland or trees which cannot be fully mitigated. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Low landscape capacity - area has limited capacity to accommodating development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to affect air quality. Surface water effects but can be mitigated. Negative effects: 100% greenfield. Loss of some Grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	O	N				Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% lies within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to have effect on elements which contribute to the significance of a heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: There are positive social effects in that the site allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor for rail services, secondary school, employment, GP and shopping facilities and the local										

7 Assessment of Site Options

Site Ref: H35

primary school is likely to require expansion. There are significant transport / accessibility problems requiring substantial mitigation, but good provision / connectivity for cyclists and pedestrians. Some adverse or negative impacts on biodiversity and local distinctiveness have been identified but mitigation should be possible. Negative environmental effects arise from the loss of woodland or trees which cannot be fully mitigated and Grade 3 agricultural land. There would also be adverse impacts on the landscape which is of high sensitivity and limited capacity to accommodate new development and on elements which contribute to the significance of a heritage asset.

Recommendation: Not to allocate.

Table 7.29 Site H35

Site Ref: H38									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R	Poor accessibility to local services: but is 400m or closer to a bus route offering a good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	R	R		Some potential adverse effects- mitigation should be possible. Likely to result in loss of woodland/trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Limited or no capacity to accommodate development and limited opportunities for mitigation. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Surface water effects but can be mitigated. Utilises some brownfield land. Negative effects: potential to affect air quality. Loss of Grade 3 agricultural land. Some loss of some Grade 1, 2 or 3 agricultural land. Site lies next to the A59 and Moorlands Garage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O	N			Some transport and/or accessibility problems addresses through developer funded mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Poor provision of pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y								Unlikely to have effect on significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion
Summary: The site consists of two small agricultural fields close to the junction of the B6161 Otley Road and the A59 Skipton Road. Some potential adverse effects in relation to biodiversity, including the loss of woodland and trees, but the site is large enough to incorporate new natural greenspace and add to green infrastructure. Significant adverse effects are identified in relation to landscape with limited opportunities for mitigation. Whilst a negative effect has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement. Further negative effects relate to the potential to impact on air quality, location next to a major road, and loss of Grade 3 agricultural land. In relation to social effects the site size allows for affordable housing									

7 Assessment of Site Options

Site Ref: H38

to be provided which also contributes to positive economic effects in the creation of conditions for business success. There are further positive social effects as the site is accessible to open space /outdoor sports facilities and can help meet the recreational needs of the area. Negative effects are identified in relation to poor accessibility to local services, (although the site is accessible to a bus service) and the local primary school is at or near capacity and likely to require expansion.

Recommendation: Not to allocate.

Table 7.30 Site H38

Site Ref: H39								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	LG	Some accessibility to local services: but poor accessibility to rail, secondary school, GP and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	Y	DG	N	?	R	O	No adverse effects on biodiversity. May result in loss of trees or woodland trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Medium/low landscape capacity - area not able to accommodate development of scale proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some potential adverse effects of surface water but mitigation possible. Negative effects: Potential to affect air quality. 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	O	N		No transport and/or accessibility problems at time of appraisal. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG					Bus stop not within 400m. 50% lies within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to have effect on significance of a heritage asset and mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG	Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use can be accommodated on site
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion

7 Assessment of Site Options

Site Ref: H39

Summary: The site comprises a number of fields on the eastern edge of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail, secondary school, GP and shopping facilities and the local primary school is likely to require expansion. No adverse effects on biodiversity have been identified and impacts on local distinctiveness and the significance of a heritage asset can be mitigated. There would be adverse effects on the landscape, which is of high sensitivity not capable of accommodating the scale of development proposed and development would lead to the loss of Grade 3 agricultural land and may also result in the loss of trees.

Recommendation: Not to allocate.

Table 7.31 Site H39

Site Ref: H40										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	Y		Some accessibility to local services: but poor accessibility to rail, primary school, secondary secondary school, GP and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	Y	DG	N	?	R	R			No adverse effects on biodiversity. Potentially result in loss of trees or woodland trees but mitigation possible. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Low landscape capacity - area has limited capacity to accommodate development of scale proposed and few if any mitigation opportunities.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some potential adverse effects of surface water but mitigation possible. Negative effects: Potential to affect air quality. 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land. A major road / railway lies adjacent to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems at time of appraisal. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to have effect on significance of a heritage asset and mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use can be accommodated on site.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

7 Assessment of Site Options

Site Ref: H40

Summary: The site comprises a number of small fields on the eastern side of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail, primary and secondary schools, GP and shopping facilities and the local primary school is likely to require expansion. No adverse effects on biodiversity have been identified and impacts on local distinctiveness and the significance of a heritage asset can be mitigated. There would be adverse effects on the landscape, which is of high sensitivity not capable of accommodating the scale of development proposed and development would lead to the loss of Grade 3 agricultural land and may also result in the loss of trees.

Recommendation: Not to allocate.

Table 7.32 Site H40

Site Ref: H41										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area.
6. Local needs met locally.	LG	R	O	R	R	R	LG			Some accessibility to local services: but poor accessibility to rail, secondary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	R	O			No adverse effects on biodiversity. Development need not result in loss of trees or woodland trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Medium/low landscape capacity - area not capable of accommodating development of scale proposed and appropriate mitigation opportunities limited.
9. Minimal pollution levels.	N	R	Y	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Neutral or slight adverse effects of surface water on watercourses. Negative effects: Potential to affect air quality. 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems at time of appraisal. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site wholly Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Development likely to harm elements which contribute to the significance of a heritage asset and mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a small field between sporadic development on the south side of Forest Moor Road. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services but this is poor to rail services, secondary school, GP and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. No adverse effects on biodiversity have been identified and impacts on local distinctiveness and the historic environment are capable of mitigation. Negative effects arise from the sensitivity of the landscape which does not have the capacity to accommodate development of the scale proposed and the loss of Grade 3 agricultural land.										

7 Assessment of Site Options

Site Ref: H41

Recommendation: Not to allocate.

Table 7.33 Site H41

Site Ref: H42								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Provision of affordable housing will help reduce social isolation.
6. Local needs met locally.	R	R	R	R	R	R	O	Some accessibility to local services: but poor accessibility to rail, primary school, secondary secondary school, GP and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	DG	DG	N	?	R	R	No adverse effects on biodiversity. Development need not result in loss of trees or woodland trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate development of scale proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	R	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of surface water on watercourses. Negative effects: Potential to affect air quality. 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N		No transport and/or accessibility problems at time of appraisal. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Site wholly Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development likely to harm elements which contribute to the significance of a heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a house and its grounds and a field. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. No adverse effects on biodiversity have been identified and the site is well served by cycle and pedestrian routes. There are negative social effects in that the site has poor accessibility to all local services except employment and the local primary school is at or near capacity and likely to require expansion. Negative environmental effects arise from the sensitivity of the landscape which has limited or no capacity to accommodate development of the scale proposed, the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and likely harm to the historic environment which cannot be mitigated.								

7 Assessment of Site Options

Site Ref: H42

Recommendation: Not to allocate.

Table 7.34 Site H42

Site Ref: H43								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Provision of affordable housing will help reduce social isolation.
6. Local needs met locally.	LG	R	LG	R	R	R	LG	Some accessibility to local services: but poor accessibility to rail, secondary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	R		N	?	R	R	No adverse effects on biodiversity. Development likely to result in loss of woodland aged or veteran trees or trees protected by a TPO. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate development of scale proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	R	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of surface water on watercourses. Negative effects: Potential to affect air quality. 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG		N	No transport and/or accessibility problems at time of appraisal. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Site wholly Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Development likely to harm elements which contribute to the significance of a heritage asset and mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services but this is poor for rail, secondary school, GP and shopping facilities and the local primary school is at or near capacity and likely to require expansion. No adverse effects on biodiversity have been identified and the site is well served by cycle and pedestrian routes. Negative impacts on local distinctiveness and likely harm to the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the sensitivity of the landscape which has limited or no capacity to accommodate development of the scale proposed and the loss of Grade 3 agricultural land,								

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Site Ref: H43

Recommendation: Not to allocate.

Table 7.35 Site H43

Site Ref: H44										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Provision of affordable housing will help reduce social isolation.
6. Local needs met locally.	R	R	R	O	R	R	R			Some accessibility to local services: but poor accessibility to rail, primary school, GP, shopping and employment
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	?	R	R			Some potential adverse effects on biodiversity - mitigation possible. Development likely to result in loss of woodland or trees and impact cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate development of scale proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to affect air quality. Some adverse effects of surface water on watercourses. Negative effects: 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems at time of appraisal. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site wholly Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land and grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Development likely to harm elements which contribute to the significance of a heritage asset and mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a number of fields on the south western edge of Harrogate. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are negative social effects as the site has poor accessibility to all services except a secondary school and the local primary school is at or near capacity and likely to require expansion. The site is well served by cycle and pedestrian routes. Negative environmental impacts on biodiversity, local distinctiveness and likely harm to the historic environment have been identified but are capable of mitigation. However, the sensitivity of the landscape has limited or no capacity to accommodate development of the scale proposed and development would result in the loss of Grade 3 agricultural land and trees/woodland,										

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Site Ref: H44

Recommendation: Not to allocate.

Table 7.36 Site H44

Site Ref: H52										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG	O							Accessible to play area/amenity open space/outdoor sports and is large enough to accommodate a new play area. Site is large enough to accommodate a new outdoor sports facility and help meet a local shortfall. Development would affect existing facility but replacement possible.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value which would be lost.
6. Local needs met locally.	R	R	R	O	R	R	R			Poor accessibility to local services: but some accessibility to secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	O			Some potential adverse effects on biodiversity but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way close to or within the site. High landscape sensitivity and low/medium capacity to accommodate development - limited opportunities for mitigation. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	O	O	?	O	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Loss of Grade 3 agricultural land. Positive effects: Site includes some previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O		N			Significant transport and/or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Mitigation possible to improve pedestrian access and severance.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	DG			Buildings on site are capable of reuse/conversion. Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

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Site Ref: H52

Summary: The site lies to the south of Whinney Lane, wrapping around the former police training college and linking up with land to the west of Yew Tree Lane. Some potential adverse effects on biodiversity but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. High landscape sensitivity with low/medium capacity to accommodate development and limited opportunities for mitigation result in adverse environmental effects. Further adverse effects in relation to the impact on heritage assets but these can be mitigated, however built development will have a negative impact on local distinctiveness. In relation to positive social effects the site size allows for a significant amount of affordable housing to be provided, which also contributes to positive economic effects by creating conditions for business success. Further positive social effects relate to the potential for mixed use development on the site, including the provision of community facilities, the accessibility of the site to recreation facilities and its ability to accommodate a new play area. Negative social effects include poor accessibility to local services and the local primary school is at or near capacity and likely to require expansion. Significant transport and/or accessibility/cumulative impact problems require substantial mitigation and the site has the potential to affect the achievement of the Air Quality Objectives.

Recommendation: Not to allocate.

Table 7.37 Site H52

Site Ref: H53										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size will allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Contains features of recreation or amenity.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to all local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	Y	O			Some potential adverse effects on biodiversity but relatively easy mitigation. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity characteristics vulnerable to change. Medium/low landscape capacity to accommodate development - limited opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Negative effects: 100% greenfield. Loss of grade 1, 2 or 3 agricultural land. A major road - A59 lies close to the site
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N			Significant transport and/or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N			Mixed use cannot be accommodated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site consists of a field lying to the south west but separated from the built up edge of Harrogate. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports, it can meet the recreational needs of the area and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are negative social effects in that the site has poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. There are significant transport and/or accessibility/cumulative impact problems requiring substantial mitigation and poor provision for cyclists and pedestrians. Some</p>										

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Site Ref: H53

adverse effects on biodiversity and surface water drainage have been identified but are capable of mitigation. Negative environmental effects arise from the sensitivity of the landscape which has limited capacity to accommodate development with few opportunities for mitigation and the loss of Grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.38 Site H53

Site Ref: H55									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size will allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to all local services
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	LG	Y		Some potential adverse effects on biodiversity but relatively easy mitigation. Need not result in loss of woodland or trees. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity characteristics resilient to change. Medium landscape capacity - able to accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	DG	Y	?	R	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to affect achievement of the Air Quality objectives. Slight effect on surface water and watercourses. Negative effects: 100% greenfield No loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N			Some transport and/or accessibility but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	O	N		Demolition of buildings would be required. Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site is situated on the western side of Harrogate adjacent to the Hildebrand barracks. The site consists of a detached two storey farm house, a number of large farm buildings and a yard area. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are negative social effects									

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Site Ref: H55

as the site has poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. Some adverse effects on biodiversity, local distinctiveness and heritage assets have been identified but are capable of mitigation and the landscape is of medium/low sensitivity with the capacity to accommodate some development. There are some transport/accessibility issues which can be mitigated but the site has poor connectivity to cycle routes and there are some pedestrian and access issues.

Recommendation: Not to allocate.

Table 7.39 Site H55

Site Ref: H57										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size will allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	O	R	R	R	R	R	LG		Some accessibility to local services: but poor accessibility to primary and secondary schools, GP and local shopping facilities
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R		LG	?	R	R			Some potential adverse effects on biodiversity but mitigation possible. Likely to result in loss of ancient woodland, aged or veteran trees and/or trees protected by TPO. There is a public right of way close to or within the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effect on surface water and watercourses - mitigation possible. Negative effects: Potential to affect achievement of the air quality objectives. 100% greenfield. Loss of grade 1, 2 or 3 agricultural land. Major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	DG				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset - mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site lies to the south of Hornbeam Business Park. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services but this poor to primary and secondary schools, GP and shopping facilities and the local primary school is at or near capacity and										

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Site Ref: H57

likely to require expansion. No transport/accessibility problems have been identified and the site is well served by cycle and pedestrian routes. Some adverse effects on biodiversity have been identified but these can be mitigated. Negative environmental impacts arise from the likely harm to the significance of a heritage asset and local distinctiveness which cannot be mitigated and the loss of Grade 3 agricultural land. The sensitivity of the landscape is also high and has limited or no capacity to accommodate development of the scale proposed,

Recommendation: Not to allocate.

Table 7.40 Site H57

Site Ref: H58										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area. Shortfall in sports provision in settlement and site large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed uses. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	R	R	R	R	R	LG		Some accessibility to local services: but poor accessibility to primary and secondary schools, GP and local shopping facilities
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	R	DG	LG	?	R	R			Significant adverse effects on biodiversity. Likely to result in loss of ancient woodland, aged or veteran trees and / or trees protected by TPO. Large enough to incorporate an area of natural/semi-natural greenspace and add to green infrastructure. There is a public right of way close to or within the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effect on surface water and watercourses - mitigation possible. Negative effects: Potential to affect achievement of the air quality objectives. 100% greenfield. Loss of grade 1, 2 or 3 agricultural land. Major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	DG	O	N				Significant transport and/or accessibility problems Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	Y							Bus stop not within 400m. Up to 50% within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset - mitigation not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated

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Site Ref: H58						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site comprises a number of fields and lies between Harrogate and Knaresborough. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and is also large enough to accommodate an on-site play area. There are further positive effects as the site size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services but this poor to primary and secondary schools, GP and shopping facilities and the local primary school is at or near capacity and likely to require expansion. Negative environmental effects arise from the sensitivity of the landscape which has limited or no capacity to accommodate development proposed, the loss of Grade 3 agricultural land and trees/woodland protected by a TPO, the negative impact on local distinctiveness and likely harm to the historic environment which cannot be mitigated.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.41 Site H58

Site Ref: H59								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R					Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	O	DG	N	?	R	R	Some potential adverse effects on biodiversity but relatively easy mitigation. Likely to result in loss of woodland or trees - full mitigation not possible. Large enough to incorporate an area of natural / semi-natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effect on surface water and watercourses - mitigation possible. Negative effects: Potential to affect achievement of the air quality objectives. 100% greenfield. Loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	O	N		Some transport and/or accessibility related problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG	Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises fields separated from the northern edge of the built up area of Harrogate. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and is also large enough to accommodate an on-site play area. There are further positive effects as the site size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are negative social effects as the								

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Site Ref: H59

site has poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. There are some transport and/or accessibility impact problems but mitigation is possible, but there is the ability to connect to cycle routes and improve pedestrian access. Some adverse effects on biodiversity have been identified but these can be mitigated. Negative environmental effects arise from the sensitivity of the landscape which has limited or no capacity to accommodate development proposed, the loss of Grade 3 agricultural land and trees/woodland.

Recommendation: Not to allocate.

Table 7.42 Site H59

Site Ref: H60								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Proposed for employment.
2. Conditions and services to engender good health.	n/a							Proposed for employment.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N						Proposed for employment. Does not features of recreation or amenity value.
6. Local needs met locally.	R	R	O	Y	O	R	LG	Some accessibility to local services: but poor accessibility to bus service, rail service and shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N	No adverse effects on biodiversity. Site screened out. Environment Agency - impacts cannot be predicted at this stage. No landscape effects - site screened out.
9. Minimal pollution levels.	DG	O	Y	?	DG	n/a	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Development will result in clean up of contaminated land. Slight effect on surface water. Utilises brownfield land. Negative effects: Potential to affect achievement of the Air Quality objectives.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	DG							Will enhance or reveal elements that contribute to significance of designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N	Provides for regeneration of derelict or unattractive site. Demolition of buildings/structures required. Provides opportunity for high quality design.
15. Good quality employment opportunities available to all	LG	?						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will support local economy.
Summary: The site is a Council Depot within which there are a number of buildings in various uses. The site has some accessibility to services although this is poor to bus and rail services and shopping facilities. Development would have positive environmental effects through the use of brownfield land and would provide an opportunity for the regeneration of a derelict/unattractive site.								

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Site Ref: H60

Recommendation: Not to allocate.

Table 7.43 Site H60

Site Ref: H61										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R	O		Some accessibility to local services: but poor accessibility to rail services, secondary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	N	DG	N	?	R	R			Significant adverse effects on biodiversity. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key distinctive characteristic vulnerable to change. Low landscape capacity - area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have a negative impact on air quality. Some adverse effects of additional surface water discharge. Negative effects: 100% greenfield land. Loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	O	DG	N				Some transport and/or accessibility effects but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness. Mixed use could not be accommodated on the site.
15. Good quality employment opportunities available to all	na									Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: The site comprises two fields adjoining the northern edge of the built up area of Harrogate. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Some transport/accessibility problems have been identified but these are capable of mitigation. The site has some accessibility to local services but this is poor for rail, secondary school, GP and shopping facilities and the local primary school is at or near capacity and likely to require expansion. There are some transport/accessibility effects but these can be mitigated and new cycle routes can be</p>										

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Site Ref: H61

created. Negative environmental effects arise from the significant adverse effects on biodiversity, high sensitivity of the landscape which has limited or no capacity to accommodate development of the scale proposed, the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and likely harm to the historic environment which cannot be mitigated.

Recommendation: Not to allocate.

Table 7.44 Site H61

Site Ref: H66								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	R	LG		LG	?	R	R	Significant adverse effects on biodiversity. Site need not result in loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key distinctive characteristic vulnerable to change. Low landscape capacity - area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage Positive effects: Some adverse effects of additional surface water discharge which can be mitigated. Negative effects: Potential to have a negative impact on air quality. 100% greenfield site. Loss of grade 1, 2 or 3 agricultural land. Major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	DG	O	N		No transport and/or accessibility. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG					Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	DG	Demolition of structures required. Negative impact on local distinctiveness but opportunities for mitigation. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.

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Site Ref: H66

Summary: The site lies between the eastern edge of Harrogate and the A658. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site is well connected by existing cycle and pedestrian routes. However, there are negative social effects arising from the poor accessibility to all services although the local primary school is likely to have capacity. Negative impacts on local distinctiveness have been identified but there are opportunities for these to be mitigated. Negative environmental effects arise from the significant adverse effects on biodiversity, high sensitivity of the landscape which has limited or no capacity to accommodate development, the loss of Grade 3 agricultural land and potential for negative impacts on air quality.

Recommendation: Not to allocate.

Table 7.45 Site H66

Site Ref: H67								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	R	Some potential effects on biodiversity but mitigation should enable development. Site need not result in loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key distinctive characteristic vulnerable to change. Low landscape capacity - area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water discharge which can be mitigated. Negative effects: Potential to have a negative impact on air quality. 100% greenfield site. Loss of grade 1, 2 or 3 agricultural land. Major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	DG	O		N	Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	R					Bus stop not within 400m. 50% or more within Flood Zone 3
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG	Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: The site comprises a number of fields and lies to the south east of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. However, there are negative social effects								

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Site Ref: H67

arising from the poor accessibility to local services although this is good to a bus service and the local primary school is likely to have capacity. Significant transport/accessibility problems have been identified requiring substantial mitigation although connections to cycle and pedestrian routes can be made. Some potential effects on biodiversity and the historic environment have been identified but these should be capable of mitigation. Negative environmental effects arise from the high sensitivity of the landscape which has limited or no capacity to accommodate development, the loss of Grade 3 agricultural land, the potential for negative impacts on air quality and local distinctiveness.

Recommendation: Not to allocate.

Table 7.46 Site H67

Site Ref: H68										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R	O		Some accessibility to local services: but poor accessibility to rail services, secondary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	R			Some potential effects on biodiversity but mitigation should enable development. Likely to result in loss of ancient woodland, aged or veteran trees or trees protected by TPO. Large enough to incorporate an area of natural / semi-natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key distinctive characteristic vulnerable to change. Low landscape capacity - area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have a negative impact on air quality. Some adverse effects of additional surface water discharge which can be mitigated. Negative effects: 100% greenfield site. Loss of grade 1, 2 or 3 agricultural land. Major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Some transport and/or accessibility problems but minor in nature. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

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Site Ref: H68

Summary: The site comprises a number of fields lying on the northern edge of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to services although this is poor to rail, secondary school, GP and shopping facilities and the local primary school is likely to require expansion. The connections to existing cycle and pedestrian routes is poor. Some potential effects on biodiversity and the historic environment have been identified but these should be capable of mitigation. Negative environmental effects arise from the high sensitivity of the landscape which has limited or no capacity to accommodate development, the loss of Grade 3 agricultural land, protected trees and negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.47 Site H68

Site Ref: H69										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	R			Some potential effects on biodiversity but mitigation should enable development. Likely to result in loss of ancient woodland, aged or veteran trees or trees protected by TPO. Large enough to incorporate an area of natural/semi-natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - key distinctive characteristic vulnerable to change. Low landscape capacity - area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have a negative impact on air quality. Some adverse effects of additional surface water discharge which can be mitigated. Negative effects: 100% greenfield site Loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	R	O	N				Some transport and/or accessibility problems but minor in nature. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site comprises two fields lying on the northern edge of Harrogate. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. However, there are negative social effects arising from the poor										

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Site Ref: H69

accessibility to local services, although this is good to a bus service, and the local primary school is likely to require expansion. Some potential effects on biodiversity and the historic environment have been identified but these should be capable of mitigation. Negative environmental effects arise from the high sensitivity of the landscape which has limited or no capacity to accommodate development, the loss of Grade 3 agricultural land, protected trees and negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.48 Site H69

Knaresborough Sites

Site Ref: K1									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	LG	Poor accessibility to local services except major areas of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	O		Some potential adverse effects on biodiversity but easy to mitigate. Need not lead to loss of woodland or trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - not able to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Slight effects of additional surface water. Negative effects: Loss of greenfield site. Would involve the loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe routes for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land which is 3 agricultural land.
13. Protect and enhance the historic environment.	Y								Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N		Negative impact on local distinctiveness and mitigation opportunities
15. Good quality employment opportunities available to all	na	na							Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will encourage investment and support local business expansion.

7 Assessment of Site Options

Site Ref: K1

Summary: The site is located in Green Belt. The site has poor walking accessibility to local services and there is likely to be an adverse impact on the local primary school. There is limited or no capacity to accommodate this scale of development and contribute to local distinctiveness and development would result in the loss of a green field site which is grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.49 Site K1

Site Ref: K2									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	R								Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Y	Poor accessibility to local services except major areas of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	R		LG	?	Y	Y		Significant adverse effects on biodiversity. Likely to lead to loss of ancient woodland, aged or veteran trees or trees protected by TPO. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - characteristics vulnerable to change. Medium landscape capacity - able to accommodate some development with mitigation in parts.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water that can be overcome with mitigation. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N		Significant transport and/or accessibility problems requiring mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Poor routes for pedestrians. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG						Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N		Negative impact on local distinctiveness and mitigation opportunities
15. Good quality employment opportunities available to all	na	na							Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site forms part of a private garden. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and it is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There are negative social effects in that the site has poor accessibility to all local services except employment and the local primary school is at or near capacity and likely to require expansion. Development is likely to have an effect on the significance of a heritage asset and local distinctiveness but mitigation is possible and the landscape has the capacity to accommodate some</p>									

7 Assessment of Site Options

Site Ref: K2

development with mitigation. There would be negative environmental effects arising from the significant adverse effects on biodiversity, the loss of protected trees and Grade 3 agricultural land. Significant transport/accessibility problems have been identified and the site has poor connectivity to existing cycle routes and poor pedestrian routes.

Recommendation: Not to allocate.

Table 7.50 Site K2

Site Ref: K5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Y		Poor accessibility to local services except major areas of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	R	DG	LG	?	R	R			Significant adverse effects on biodiversity. Likely to lead to loss of ancient woodland, aged or veteran trees or trees protected by TPO. Site large enough to incorporate natural/semi-natural greenspace and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited ability to accommodate scale of development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water that can be overcome with mitigation. Negative effects: Potential to have impact on air quality objectives. Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport and/or accessibility problems mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	Y							Bus stop not within 400m. Up to 50% of site within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to have effect on significance of heritage asset and not capable of mitigation
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	DG	na								Mixed use possible
16. Conditions for business success, economic growth and investment	DG									Provision of employment will support business expansion

7 Assessment of Site Options

Site Ref: K5

Summary: Large greenfield site lying between Thistle Hill and the River Nidd. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects result from the site having poor accessibility to all local services except employment and the local primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems and poor pedestrian routes have been identified but these can be mitigated although there is poor connectivity to existing cycle routes. Negative environmental effects arise from the significant adverse effects on biodiversity, although the site is large enough to incorporate new natural green space, loss of protected trees and Grade 3 agricultural land, the negative impact on local distinctiveness and the historic environment and the limited capacity of the landscape to accommodate development which is of high sensitivity and whilst there is likely to be harm to the significance of a heritage asset, this can be mitigated.

Recommendation: Not to allocate.

Table 7.51 Site K5

Site Ref: K6										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	DG	Y	DG	Y	LG			Good accessibility to local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	O			Some potential adverse effects on biodiversity but easy to mitigate. Need not lead to loss of woodland or trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - not able to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	DG	na	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water that can be overcome with mitigation. Utilises brownfield land. Negative effects: A major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	DG	N				Some transport and/or accessibility problems mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	LG									Likely to enhance designated/non-designated features.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	DG	N			Demolition of buildings required. Provides opportunity for high quality design.
15. Good quality employment opportunities available to all	R	R								Loss of accessible employment site.
16. Conditions for business success, economic growth and investment	R									Displacement of existing business.
Summary: The site within the urban area of Knaresborough comprises two large industrial units. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area and is of a size that would allow for some affordable housing. The site also has good accessibility to all local services, although the local primary school is likely to require expansion, and connections can be made to existing cycle routes and convenient and										

7 Assessment of Site Options

Site Ref: K6

safe pedestrian routes. Some potential adverse effects on biodiversity have been identified but these should be capable of mitigation. Redevelopment of this brownfield site would have positive environmental effects and the opportunity for a high quality design but there would be negative economic effects as it would lead to the displacement of an existing business and loss of an accessible employment site.

Recommendation: Not to allocate.

Table 7.52 Site K6

Site Ref: K7								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG	R						Accessible to play area/amenity open space/outdoor sports. Would effect existing or proposed recreation facility.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R						Can meet recreation needs of the area. Would result in loss of features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	Y	LG	Y	LG	Good accessibility to local services, but poor accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some potential adverse effects on biodiversity - substantial mitigation required. Need not lead to loss of woodland or trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - not able to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	?	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water that can be overcome with mitigation. Insufficient evidence relating to soil quality on the site. Negative effects: Loss of greenfield site. A major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land but agricultural land class unknown.
13. Protect and enhance the historic environment.	LG							Likely to enhance designated/non-designated features.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N	Provides opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a						Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will encourage investment and support local business expansion.

7 Assessment of Site Options

Site Ref: K7

Summary: This is a greenfield site in the urban area of Knaresborough in use as a playing field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports but there would be negative effects as development of the site would lead to the loss of an existing recreational facility. The site has good accessibility to local services although this is poor to rail services and the local primary school is likely to require expansion and connections can be made to existing cycle routes and convenient and safe pedestrian routes. Some potential adverse effects on biodiversity have been identified and would require substantial mitigation. There would be adverse effects on the landscape, which is of high/medium sensitivity not able to accommodate the scale of development although development is likely to enhance the historic environment.

Recommendation: Not to allocate.

Table 7.53 Site K7

Site Ref: K10										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	LG		Poor accessibility to local services except employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O		N	?	R	R			Some potential adverse effects on biodiversity - substantial mitigation required. Likely to lead to loss of woodland or trees - impact not fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - distinctive characteristics vulnerable to change. Low landscape capacity - limited capacity to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Neutral or slight adverse effects of additional surface water. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N			Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Poor pedestrian routes. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Neutral effects.
15. Good quality employment opportunities available to all	n/a	n/a								Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.
Summary: There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and the site is accessible to a play area/amenity open space/outdoor sports. The site has poor accessibility to all local services except employment and the local primary school is likely to require expansion, the site is also poorly connected to cycle and pedestrian routes. Some potential adverse										

7 Assessment of Site Options

Site Ref: K10

effects on biodiversity have been identified which would require substantial mitigation and there would be adverse effects on the landscape, which is of high sensitivity not able to accommodate the scale of development. Development would also result in the loss of Grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.54 Site K10

Site Ref: K11										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	LG		Poor accessibility to local services except major areas of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	R			Some potential adverse effects on biodiversity - substantial mitigation required. Need not lead to loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited ability to accommodate scale of development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Slight effects of additional surface water. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	O	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Can connect to existing cycle routes. Some pedestrian access issues but can be mitigated. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to affect the significance of a heritage asset
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness and mitigation opportunities.
15. Good quality employment opportunities available to all	na	na								Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: An L-shaped, greenfield site within the Green Belt which gently slopes south to north. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and the site is accessible to a play area/amenity open space/outdoor sports. The site has poor accessibility to all local services except employment and the local primary school is likely to require expansion. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation and there would be adverse effects on the landscape, which is of high sensitivity not able to accommodate the scale of development. Negative impacts on local distinctiveness are capable of mitigation but development would lead to the loss of Grade 3 agricultural land.</p>										

7 Assessment of Site Options

Site Ref: K11

Recommendation: Not to allocate.

Table 7.55 Site K11

Site Ref: K12										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	LG		Poor accessibility to local services except major areas of employment
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	R	R			Some potential adverse effects on biodiversity - substantial mitigation required. Likely to result in loss of ancient woodland and aged or veteran trees or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited ability to accommodate scale of development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe routes for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Harm to the significance of a heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness and mitigation opportunities.
15. Good quality employment opportunities available to all	na	na								Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.
Summary: Greenfield, undulating site within the Green Belt currently used for grazing with road frontage to Thistle Hill. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and the site is accessible to a play area/amenity open space/outdoor sports. The site has poor accessibility to all local services except employment and the local primary school is likely to require expansion. No transport/accessibility problems have been identified and connections to cycle and pedestrian routes can be made. There would be some adverse environmental effects as development would have a negative impact on local										

7 Assessment of Site Options

Site Ref: K12

distinctiveness and there would be harm to the significance of a heritage asset but both can be mitigated. Potential adverse effects on biodiversity have also been identified which would require substantial mitigation. However, there would be adverse effects on the landscape, which is of high sensitivity not able to accommodate the scale of development and development would also result in the loss of Grade 3 agricultural land and protected trees.

Recommendation: Not to allocate.

Table 7.56 Site K12

Site Ref: K14								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	O	R	Y	Poor accessibility to local services except primary and secondary schools, GP and major areas of employment
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	LG	Y	Some potential adverse effects on biodiversity - substantial mitigation required. Need not lead to loss of woodland or trees. Large enough to incorporate natural/semi-natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity - characteristics resilient to change. Medium landscape capacity - able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	DG	na	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water. Utilises brownfield land. Negative effects: Road/railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe routes for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	N							No conservation area or designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	N	DG	Demolition of buildings required.
15. Good quality employment opportunities available to all	R	R						Loss of accessible employment site.
16. Conditions for business success, economic growth and investment	R							Displacement of existing business.
Summary: The site is within the urban area of Knaresborough and is partly occupied by a factory building. There are positive social effects in that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area and is of a size that would allow for some affordable housing, which would have positive economic effects as the provision of affordable housing will help support existing businesses. Connections to cycling and pedestrian routes can be made and								

7 Assessment of Site Options

Site Ref: K14

the site has good accessibility to local services except bus, rail and shopping facilities where it is poor. The local primary school is also likely to require expansion. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation. Redevelopment of this brownfield site would have positive environmental effects but there would be negative economic effects as it would lead to the displacement of an existing business and loss of an accessible employment site

Recommendation: Not to allocate.

Table 7.57 Site K14

Site Ref: K15										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	O		Poor accessibility to local services except major areas of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	O	O			Significant adverse effects on biodiversity. Need not lead to loss of woodland or trees. Large enough to incorporate natural/semi-natural greenspace and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - area not able to accommodate some development - mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water - mitigation possible. Negative effects: Potential to have impact on air quality objectives. Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land. Road/railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers making car use more attractive.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area or designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Neutral impact.
15. Good quality employment opportunities available to all	n/a	n/a								Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.

7 Assessment of Site Options

Site Ref: K15

Summary: The site lies to the east of Knaresborough but separated from the edge of the built up area. There are positive social effects in that the site is of a size to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects result from the site having poor accessibility to all services except employment and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified and the site has poor connectivity to cycle routes and pedestrian access. Negative effects arise from the adverse effects on the landscape, which is of high/medium sensitivity with limited capacity to accommodate development and limited opportunity for mitigation, the loss of Grade 2/3 agricultural land and potential impact on air quality.

Recommendation: Not to allocate.

Table 7.58 Site K15

Site Ref: K16								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	LG	Poor accessibility to local services except major areas of employment
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R	Some potential adverse effects on biodiversity - substantial mitigation required. Need not lead to loss of woodland or trees. Large enough to incorporate natural/semi-natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited ability to accommodate scale of development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality objectives. Some adverse effects of additional surface water - mitigation possible. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	DG	R	O		N	Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to affect the significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will encourage investment and support local business expansion.
Summary: Large, L-shaped, greenfield site located to the south of Knaresborough within the Green Belt and currently used for grazing. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except employment								

7 Assessment of Site Options

Site Ref: K16

and the local primary school is likely to require expansion. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation and there would be adverse effects on the landscape, which is of high sensitivity not able to accommodate the scale of development. Development would also result in the loss of Grade 3 agricultural land and have a negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.59 Site K16

Site Ref: K18										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	LG	O	Y	LG	Y	LG			Good accessibility to local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	Y		N	?	Y	Y			Some potential adverse effects on biodiversity - substantial mitigation required. Loss of woodland or trees - mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - characteristics susceptible to change. Medium landscape capacity - able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	DG	Y	?	DG	na	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality objectives. Neutral or slight adverse effects of additional surface water. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	DG	N				Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Convenient and safe routes for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	LG							Bus stop within 400m. 50% or more within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	R									Substantial harm to the significance of a heritage asset - mitigation not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	R	R	N			Provides for regeneration of derelict/unattractive site. Demolition of buildings required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	R									Loss of existing employment site.
Summary: The site is a mixed brownfield/greenfield site in the urban area of Knaresborough formerly used as an Abattoir. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and the site is accessible to a play area/amenity open space/outdoor sports. There is good accessibility to all local services although the local primary school is likely to require expansion. Transport/accessibility problems can be mitigated but there is poor connectivity to cycle routes. There are positive environmental effects through the redevelopment of brownfield land and the regeneration of a derelict/unattractive site. With mitigation the										

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Site Ref: K18

landscape would have the capacity to accommodate some development. However, there would be negative environmental effects through substantial harm to the significance of a heritage asset which cannot be mitigated and a negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.60 Site K18

Site Ref: K19								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	R							Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	LG	Poor accessibility to local services except major areas of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R	Some potential adverse effects on biodiversity - mitigation possible. Need not lead to loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited ability to accommodate scale of development and few mitigation opportunities.
9. Minimal pollution levels.	N	R	Y	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Neutral or slight adverse effects of additional surface water. Negative effects: Potential to have impact on air quality objectives. Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe routes for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to affect the significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness and mitigation opportunities.
15. Good quality employment opportunities available to all	n/a	n/a						Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site is part of a larger field lying to the south of Forest Moor Road. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except employment and the local primary school is likely to require expansion. Some potential adverse effects on biodiversity and local distinctiveness have been identified but these can be mitigated. However, there would be negative environmental effects from the adverse effects on the landscape, which is of high sensitivity not able to accommodate the scale of development, the loss of Grade 3 agricultural land and likely to impact on air quality.</p>								

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Site Ref: K19

Recommendation: Not to allocate.

Table 7.61 Site K19

Site Ref: K20										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports. Shortfall of provision in the settlement and site large enough to accommodate new facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Potential for mixed uses. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	O	O			Significant adverse effects on biodiversity. Need not lead to loss of woodland or trees. Large enough to incorporate natural/semi-natural greenspace and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - area not able to accommodate some development - mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	R	O	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water - mitigation possible. Utilises some brownfield land. Negative effects: Potential to have impact on air quality objectives. Would involve the loss of Grade 1, 2 or 3 agricultural land. Road/railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	DG				Significant transport and/or accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of pavements does not encourage pedestrian access to services. Significant barriers making car use more attractive.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m. Site wholly within flood zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Substantial harm to the significance of a heritage asset - mitigation not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	na	na								Site only being proposed for residential use.

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Site Ref: K20						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site lies to the east of Knaresborough but separated from the edge of the built up area. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified and the site has poor connectivity to cycle routes and lack of pavements does not encourage pedestrian access. Negative effects arise from the adverse effects on the landscape, which is of high/medium sensitivity with limited capacity to accommodate development and limited opportunity for mitigation, the loss of Grade 2/3 agricultural land, potential impact on air quality, the substantial harm to the significance of a heritage asset which cannot be mitigated and a negative impact on local distinctiveness.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.62 Site K20

Site Ref: K23									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size allows for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	R	R	R	Y	Some accessibility to local services but poor access to rail services, secondary school, GP surgery and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	Y		N	?	Y	Y		Some potential adverse effects on biodiversity - substantial mitigation required. Potential loss of woodland or trees - mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - characteristics susceptible to change. Medium landscape capacity - able to accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	R	O	?	R	Y	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water - mitigation possible. Negative effects: Potential to have an impact on air quality objectives. Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land. Major road/railway close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N			Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG						Bus stop not within 400m. Site wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N		Neutral impact.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site is a field on the northern edge of Knaresborough. There are positive social effects in that the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports, can meet the recreational needs of the area and has some accessibility to local services but this is poor to rail services, secondary school, GP and shopping									

7 Assessment of Site Options

Site Ref: K23

facilities. The local primary school is also at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation, the loss of trees/woodland could also be mitigated and the landscape has the capacity to accommodate some development. There would be negative impacts from the loss of Grade 3 agricultural land and the potential for impacts on air quality.

Recommendation: Not to allocate.

Table 7.63 Site K23

Site Ref: K24								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG						Accessible to play area/amenity open space/outdoor sports. Site is large enough to accommodate a new outdoor sports facility in a ward with shortfall of provision.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	Y	Some accessibility to local services but poor access to rail services, secondary school and GP surgery.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	O	O	Significant adverse effects but site is large enough to incorporate an area of natural/semi natural green space. Need not lead to the loss of woodland or trees and potential for significant woodland creation. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage Negative effects: Potential to adversely affect a designated Air Quality Management Area. Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N	Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Significant barrier to accessibility making car use more attractive.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG	Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises open fields adjacent to recently completed Halfpenny Lane development. Significant adverse effects on biodiversity and some adverse landscape impacts where mitigation is limited. The site is large enough to incorporate an area of natural/semi natural greenspace and significant woodland planting. In relation to social effects the site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities and has some accessibility to local services. Development of the site does have the potential to adversely affect the AQMA, and there would be a adverse impact on the local primary school which may need expansion. Mixed use development could be accommodated on this site.								

7 Assessment of Site Options

Site Ref: K24

Recommendation: Not to allocate.

Table 7.64 Site K24

Site Ref: K26								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size allows for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	R							Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	Y	Some accessibility to local services but poor access to rail services, primary school, secondary school, GP surgery and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	R	Some potential adverse effects on biodiversity - substantial mitigation required. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality objectives. Some adverse effects of additional surface water - mitigation possible. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N		No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land
13. Protect and enhance the historic environment.	N							There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	N	Demolition of buildings required.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field used for grazing to the east of Thistle Hill. There are positive social effects in that the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports, can meet the recreational needs of the area and has some accessibility to local services but this is poor to rail services, primary and secondary schools, GP and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Connections to existing cycle and pedestrian routes can be made. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation. Development would involve the loss of Grade 3 agricultural land and the landscape, which is of high sensitivity, would have limited or no capacity to accommodate the scale of development proposed.								

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Site Ref: K26

Recommendation: Not to allocate.

Table 7.65 Site K26

Site Ref: K27										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	O		Some accessibility to local services but poor access to rail services, primary school, secondary school, GP surgery and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	Y	DG	N	?	R	R			Significant adverse effects on biodiversity. Loss of woodland or trees but mitigation possible. Large enough to incorporate natural/semi-natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	R	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage Positive effects: Some adverse effects of additional surface water - mitigation possible. Negative effects: Potential to have an impact on air quality objectives. Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Some transport or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises two fields detached from the eastern edge of Knaresborough. There are positive social effects through the provision of significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports, can meet the recreational needs of the area and has some accessibility to local services but this is poor to rail services, primary and secondary schools, GP and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified, which can be mitigated although the site has poor connectivity to cycle routes</p>										

7 Assessment of Site Options

Site Ref: K27

and pedestrian access. Negative environmental effects arise from the adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development, the loss of Grade 2/3 agricultural land, potential impact on air quality and negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.66 Site K27

Site Ref: K28								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG						Accessible to play area/amenity open space/outdoor sports. Large site capable of accommodating shortfall of sports provision in ward.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	O	Some accessibility to local services but poor access to rail services, primary school, secondary school, GP surgery and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	Y	O	Some potential adverse effects on biodiversity - substantial mitigation required. Need not result in loss of woodland or trees. Large enough to incorporate natural/semi-natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - characteristics susceptible to change. Medium/low landscape capacity - not able to accommodate scale of development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	O	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water - mitigation possible. Utilises brownfield land. Negative effects: Potential to have an impact on air quality objectives. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N		Some transport or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	R							Likely of harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	R	DG	Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	DG	na						Mixed use proposed.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: K28

Summary: Large greenfield site with a large road frontage onto Ripley Road. A large detached house and substantial garden, including tennis court occupies the middle of the site. There are positive social effects in that the site is large enough to provide significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports, can meet the recreational needs of the area and has some accessibility to local services but this is poor to rail services, primary and secondary schools, GP and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified, which can be mitigated although the site has poor connectivity to cycle routes and pedestrian access. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation. There would be negative environmental effects arising from the the loss of Grade 3 agricultural land, the negative impact on local distinctiveness, potential impact on air quality and the landscape, which is of medium sensitivity, would have limited or no capacity to accommodate the scale of development proposed.

Recommendation: Not to allocate.

Table 7.67 Site K28

Site Ref: K29								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	Y	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	R	Some potential adverse effects on biodiversity - substantial mitigation required. Need not result in loss of woodland or trees. Large enough to incorporate natural/semi-natural greenspace and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	O	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water - mitigation possible. Utilises brownfield land. Negative effects: Potential to have an impact on air quality objectives. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N		No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient pedestrian routes. Severance not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	N							There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	N	Demolition of buildings required.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: K29

Summary: The site comprises a large residential property and its grounds. There are positive social effects in that the site is large enough to provide significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports, can meet the recreational needs of the area and has some accessibility to local services but this is poor to rail services, primary and secondary schools, GP and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation. There would be negative environmental effects arising from the the loss of Grade 3 agricultural land, the potential impact on air quality and the landscape, which is of high/medium sensitivity, would have limited or no capacity to accommodate the scale of development proposed.

Recommendation: Not to allocate.

Table 7.68 Site K29

Site Ref: K30								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size allows for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	R	R						Loss of site for community facility. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	LG	LG	DG	Y	LG	Good accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N	No adverse effects on biodiversity. No impact on trees - site screened out. Environment Agency - impacts cannot be predicted at this stage. No impact on landscape sensitivity or capacity - site screened out.
9. Minimal pollution levels.	N	R	O	?	DG	na	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water - mitigation possible. Utilises brownfield land. Negative effects: Potential to have an impact on air quality objectives. Major road/railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	LG	DG	R	N		Significant transport or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	Y							Unlikely to effect elements that contribute to significance of any heritage asset
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	DG	N	Provides opportunity for high quality design.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site is a car park in Knaresborough. There are positive social effects in that the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports and has good accessibility to local services although the local primary school is also at or near capacity and likely to require expansion. The site can connect to existing cycle and pedestrian routes but significant transport/accessibility issues have been identified which would require substantial mitigation. There would be the potential for negative environmental effects through the impact on air quality.								

7 Assessment of Site Options

Site Ref: K30

Recommendation: Not to allocate.

Table 7.69 Site K30

Ripon Sites

Site Ref: R3									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Opportunity to meet recreation needs of the city in addition to its own needs.
6. Local needs met locally.	R	R	R	R	R	R	R	LG	Poor accessibility to local services: but is within walking distance of a major employment site.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	Y	Y	LG	Some potential adverse effects but mitigation should be possible. May result in loss of woodland or trees but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Medium sensitivity/high medium capacity: minor impacts but can be mitigated. Environment Agency- impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	O	?	R	Y	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Some adverse effects of additional surface water but can be mitigated. Negative effects: Greenfield site. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	R	N	N	Some transport and accessibility related problems including cumulative impacts but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Separated from Ripon by the A61 Ripon bypass which creates a significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG						Bus stop not within 400m. Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources, and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N								No impact on historic environment.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	N	N	Demolition of buildings would be required.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: Located on the edge of Ripon and separated from the city by the A61 Ripon by pass. There are no environmental effects which are not capable of mitigation. The provision of affordable housing, the ability to provide for wider recreation needs in addition to its own, and the availability of space in the local school are positive social effects. However these need to be balanced by the poor accessibility of the site, its severance from Ripon and poor facilities for walking and cycling. Economic benefits are derived from the provision of affordable housing.									

7 Assessment of Site Options

Site Ref: R3

Recommendation: Not to allocate.

Table 7.70 Site R3

Site Ref: R4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Site size can deliver new play area and outdoor sports facility to help meet identified shortfall.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use development incorporating community facilities. Adverse impact on local school.
5. Culture, leisure and recreation activities available to all.	DG	N								Site size provides opportunity to meet recreation needs of area in addition to its own open space requirement.
6. Local needs met locally.	LG	R	O	R	R	R	R	O		Some accessibility to local services: but poor accessibility to rail services, nearest secondary school, GP and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be near capacity or at capacity and require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R			Biodiversity impacts relatively easy to mitigate. Development need not result in loss of trees or woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency- impacts cannot be predicted at this stage. Limited or no capacity to accommodate scale of development with limited opportunity for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect achievement of air quality objectives. Some adverse effects of additional surface water but can be mitigated. Loss of greenfield site. Loss of grade 1, 2 or 3 agricultural land. Adjacent to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport/accessibility issues but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m but site size may lead to new provision. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	O	DG			Demolition of buildings required. Adverse impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all.	DG	?								Site size allows for mixed use to be accommodated. Proposed for employment/mixed use and public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment.	LG									Provision of employment land as part of a mixed use scheme.

7 Assessment of Site Options

Site Ref: R4

Summary: Located to the north of Ripon at Hutton Bank. Site size will allow a mixed use scheme incorporating a significant amount of affordable housing, new outdoor sports provision, community facilities and employment land. The site also has access to a bus route offering basic peak time access to the city. However, the site has poor walking accessibility to local services and the social and economic benefits which could be achieved from such development need to be balanced against environmental factors. There are negative effects on the landscape with limited or no capacity to accommodate this scale of development and contribute to local distinctiveness, and development would result in the loss of a green field site which is grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.71 Site R4

Site Ref: R5								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Opportunity to meet recreation needs of the city in addition to its own needs, however topography may limit this.
6. Local needs met locally.	R	R	R	R	O	R	Y	Some accessibility to local services: poor accessibility to bus and rail services, schools and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Primary school likely to be near or at capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	Y	Y	Some potential adverse effects- mitigation should be possible. Loss of woodland but siting/scale or substantial mitigation should enable development. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity - area able to accommodate some development - mitigation possible in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Some adverse effects of additional surface water but can be mitigated. Negative effects: Loss of greenfield site. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N		Some transport/accessibility related problems including cumulative impacts but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG					Bus stop not within 400m. 50% or more of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources, and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N							There is no conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Neutral impacts.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: Located on the northern edge of Ripon. There are no environmental effects which cannot be mitigated but the site slopes significantly to the east and would result in the loss of Grade 3 agricultural land. The provision of affordable housing will help reduce social isolation and support business success realising positive social effects. Whilst site size may enable the recreational needs of the city to be met in addition to its own needs topography may limit this. There is only some access to local services. Further negative social effects arise from the school being at or near capacity.								

7 Assessment of Site Options

Site Ref: R5

Recommendation: Not to allocate.

Table 7.72 Site R5

Site Ref: R7										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	LG	R	LG			Some accessibility to local services: but poor accessibility to rail services, secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school likely to be near or at capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	O	R		N	?	Y	LG			Some potential adverse effects- mitigation should be possible. Loss of trees protected by TPO. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity- area able to accommodate development - opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Some adverse effects of additional surface water but can be mitigated. Negative effects: 100% greenfield site. Insufficient evidence relating to soil quality on the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	DG	N				Significant transport and/or accessibility problems/cumulative impact problems- mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses with the recruitment and retention of staff.
<p>Summary: The site is on the edge of the City centre. There are positive social effects as the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive social effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. No adverse effects on biodiversity have been identified but development of the site would lead to the loss of trees protected by a TPO and the site is allocated as a draft Local Green Space under draft Policy NE6. There would be adverse effects on the significance of a heritage asset and local distinctiveness but the harm is capable of mitigation. Further negative social effects result from the the local primary school being at or near capacity and likely to require expansion. Significant transport/accessibility/cumulative impact problems require mitigation and there is poor provision for cyclists.</p>										

7 Assessment of Site Options

Site Ref: R7

Recommendation: Not to allocate.

Table 7.73 Site R7

Site Ref: R9								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG						Site size can deliver new play area and outdoor sports facility to help meet identified shortfall.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local School at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Opportunity to meet recreation needs of the city in addition to its own needs
6. Local needs met locally.	LG	R	R	R	R	R	R	Some accessibility to local services: but poor accessibility to rail services, primary and secondary schools, GP, local shopping facilities and a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Primary school likely to be near or at capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R	Some potential adverse effects on biodiversity- mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. High landscape sensitivity - area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to adversely affect a designated Air Quality Management Area. Some adverse effects of additional surface water but can be mitigated. 100% greenfield site. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N		Significant transport and/or accessibility/cumulative impact problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Sevrence can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. (50+dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources, and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	R							Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site is in open countryside to the west of the city. Adverse environmental effects in relation to both the landscape and the historic environment are identified, both have high sensitivity with limited capacity to accommodate development and where mitigation of harmful effects is limited or not possible. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site can deliver a new play area and outdoor sports facility to help meet an identified shortfall in the city as well as providing for the recreation needs of the site and can incorporate new natural greenspace. Negative social effects arise from site's poor accessibility to local services and the local primary school is also at or near capacity and likely to require expansion. Whilst there are some adverse effects on biodiversity these can be mitigated. There will be a loss of Grade 3 agricultural land.</p>								

7 Assessment of Site Options

Site Ref: R9

Recommendation: Not to allocate.

Table 7.74 Site R9

Site Ref: R10									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local School at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R							Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	Y	Some accessibility to local services: but poor accessibility to rail services, primary and secondary schools, and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Primary school likely to be near or at capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	LG	DG		Some potential effects. May result in loss of woodland or trees but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Low landscape sensitivity - area able to accommodate development.
9. Minimal pollution levels.	DG	DG	O	?	DG	Y	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean up contaminated land, no impact on air quality. Some adverse effects of additional surface water but can be mitigated. Previously developed land. Negative effects: Loss of Grade 3 agricultural land. Close to a major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N			Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but mitigation possible. Severance not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG						Bus stop within 400m. 50% or more within flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Brownfield site.
13. Protect and enhance the historic environment.	DG								Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	DG	N		Some buildings capable of reuse and site redevelopment enables regeneration of a visually unattractive area and opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential use.
16. Conditions for business success, economic growth and investment	R								Provides a useful supply of low grade employment land.

7 Assessment of Site Options

Site Ref: R10

Summary: The site on the northern edge of Ripon is currently in employment use. There are therefore negative economic effects as development for housing would lead to the loss of a site providing a useful supply of low grade employment land. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as the provision of affordable housing will help support existing businesses. The site is also accessible to an existing play area/amenity open space/outdoor sports facilities and large enough to also help meet the recreational needs of the area. The site has limited accessibility to local services and further negative social effects arise from the adverse impact on the local primary school which may need expansion. There are no adverse effects on the natural and built environment with positive environmental effects arising from the development of a brownfield site which is currently visually unattractive with the potential for conversion and reuse of buildings associated with the former railway and an opportunity for high quality design.

Recommendation: Not to allocate.

Table 7.75 Site R10

Site Ref: R12									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	Y	LG		Good accessibility to local services but poor accessibility to secondary school
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R		N	?	LG	DG		Some potential adverse effects on biodiversity but easy to mitigate. Likely to lead to loss of ancient woodland, aged or veteran trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity - characteristics resilient to change. High landscape capacity - able to accommodate scale of development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	DG	?	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage Positive effects: Unlikely to have impact on air quality objectives. Some effects of additional surface water capable of mitigation. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	DG	N			Significant transport and/or accessibility problems requiring mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues - mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O								Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	DG	N		Demolition of buildings required. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	na	na							Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: This is the site of a former police station with associated parking, together and a residential property at 2 Tower Road. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and it is accessible to a play area/amenity open space/outdoor sports. The site has good accessibility to all local services except a secondary school and the local primary school is at or near capacity and likely to require expansion. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those on the historic environment. Development would be likely to lead to the loss of protected trees but the landscape has the capacity to accommodate development.</p>									

7 Assessment of Site Options

Site Ref: R12

Recommendation: Not to allocate

Table 7.76 Site R12

Site Ref: R13									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG							Accessible to play area/amenity open space/outdoor sports. Large site capable of accommodating shortfall of sports provision in ward.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG							Provision of affordable housing will help reduce social isolation. Potential for mixed use.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	O	R	R	O		Some accessibility to local services but poor accessibility to rail, primary school, GP and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	O	O		Some potential adverse effects on biodiversity - substantial mitigation required. Need not result in loss of woodland or trees. Public right of way close to or within site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - not able to accommodate scale of development proposed - mitigation opportunities limited
9. Minimal pollution levels.	N	O	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water that can be overcome with mitigation. Negative effects: Potential to have impact on air quality objectives. Loss of greenfield site. Would involve the loss of Grade 2 and 3 agricultural land. A major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	DG	N			Significant transport and/or accessibility problems - requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 2 and 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	DG		Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will encourage investment and support local business expansion.

7 Assessment of Site Options

Site Ref: R13

Summary: The site includes Snow Close Farm and a number of fields between Kirby Road and the A6108. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, primary school, GP and shopping facilities and the primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation although there is poor connectivity to cycle routes and some pedestrian access issues. Some adverse effects on biodiversity have been identified which would require substantial mitigation and impacts on the historic environment can also be mitigated. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, potential impact on air quality and the negative impact on local distinctiveness and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.77 Site R13

Site Ref: R14									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	R	LG							Site size does not allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	R								Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	O	R	Y		Some accessibility to local services but poor accessibility to rail, primary school, secondary school and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	LG	LG		Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity - characteristics resilient to change. High/medium landscape capacity - able to accommodate scale of development with appropriate mitigation.
9. Minimal pollution levels.	N	DG	R	?	LG	Y	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Very adverse effects of additional surface water on nearby watercourses with mitigation unlikely. Utilises brownfield. Negative effects: Would involve the loss of Grade 1, 2 or 3 agricultural land. A major road / railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	O						Bus stop within 400m. More than 50% in flood zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	DG								Positive effect on designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	N	DG	N		Will enable regeneration of unattractive site. Will enable high quality design.
15. Good quality employment opportunities available to all	n/a	n/a							Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will encourage investment and support local business expansion.
Summary: Located on the northern edge of Ripon adjacent to the Ripon Trailers/Ivor Williams Trailers office and showroom. The site is accessible to a play area/amenity open space/outdoor sports and has some accessibility to local services although this is poor to rail services, primary and secondary schools and shopping facilities and the primary school is at or near capacity and likely to require expansion. The site is also not large enough to provide affordable housing. No transport/accessibility problems have been identified and pedestrian connections are good but there is poor connectivity to cycle routes. Some adverse effects on biodiversity have been identified but are capable of mitigation and development would have positive effects on the historic									

7 Assessment of Site Options

Site Ref: R14

environment. The landscape also has the capacity to accommodate development with appropriate mitigation. There would be positive environmental effects from the regeneration of an unattractive site although more than half of the site is within a flood risk area.

Recommendation: Not to allocate

Table 7.78 Site R14

Site Ref: R15										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	O	O	Y	LG			Good accessibility to local services but poor accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O		N	?	R	R			Some potential adverse effects on biodiversity - substantial mitigation required. Likely to result in loss of woodland or trees and mitigation not possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Negative effects: 100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N				Significant transport and/or accessibility problems - requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increases energy and water consumption and waste.
13. Protect and enhance the historic environment.	O									Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	DG	DG								Mixed use can be accommodated
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site is located within the City. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has good accessibility to local services although this is poor to rail services and the primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation. There is poor connectivity to cycle routes. Some adverse effects on biodiversity have been identified which would require substantial mitigation and impacts on the historic environment can also be mitigated. Negative environmental effects arise from the loss of trees, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>										

7 Assessment of Site Options

Site Ref: R15

Recommendation: Not to allocate

Table 7.79 Site R15

Site Ref: R16								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	R	R	LG	Some accessibility to local services but poor accessibility to rail, secondary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	O	Y		N	?	O	Y	Some potential adverse effects on biodiversity - substantial mitigation required. Likely to result in loss of woodland or trees and mitigation not possible Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities
9. Minimal pollution levels.	N	O	O	?	R	O	R	Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield. Would involve the loss of Grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	R	N		Significant transport and/or accessibility problems - requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	DG	DG						Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will encourage investment and support local business expansion.
Summary: The site is detached from the urban edge of Ripon by its location to the south of the A61 Ripon by pass. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, secondary school, GP and shopping facilities and the primary school is likely to have capacity. Significant transport/accessibility problems have been identified but are capable of mitigation,								

7 Assessment of Site Options

Site Ref: R16

but there is poor accessibility to cycle routes and significant barriers to accessibility. Some adverse effects on biodiversity have been identified which would require substantial mitigation and impacts on the historic environment can also be mitigated. Negative environmental effects arise from the loss of trees, the negative impact on local distinctiveness and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.80 Site R16

Site Ref: R17										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports. Large site capable of accommodating shortfall of sports provision in ward.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	Y	Y			Some accessibility to local services but poor accessibility to rail, secondary school and GP
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.		O	Y	DG	LG	?	O	Y		Some potential adverse effects on biodiversity - substantial mitigation required. Likely to result in loss of woodland or trees and mitigation not possible. Large enough to include natural/semi-natural greenspace adding to green infrastructure. Public right of way in or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities.
9. Minimal pollution levels.		N	O	O	?	R	O	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Negative effects: Potential to have impact on air quality objectives. 100% greenfield. Would involve the loss of Grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.		O	?	O	O	R		N		Significant transport and/or accessibility problems - requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Significant barriers to accessibility
11. Minimise greenhouse gas emissions and a managed response to climate change.		O	n/a	DG						Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.		R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.		R								Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.		n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all		LG	DG							Site suitable for employment use.
16. Conditions for business success, economic growth and investment		DG								Provision of employment land will support business expansion.

7 Assessment of Site Options

Site Ref: R17

Summary: The site lies to the south of the A61 Ripon Bypass. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, secondary school, and GP facilities and the primary school is likely to have capacity. Significant transport/accessibility problems have been identified but are capable of mitigation although there are poor pedestrian connections and access to cycle routes. Some adverse effects on biodiversity have been identified which would require substantial mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, potential impact on air quality, the negative impact on local distinctiveness and the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.81 Site R17

Site Ref: R18								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	DG	LG	Some accessibility to local services but poor accessibility to rail, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	DG	DG	Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Low landscape sensitivity - characteristics are robust. High landscape capacity - able to accommodate scale of development with appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Negative effects: 100% greenfield. Would involve the loss of Grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	R	N		Significant transport and/or accessibility problems - requiring substantial mitigation Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to affect significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	N	Buildings on site capable of conversion. Will enable high quality design.
15. Good quality employment opportunities available to all	n/a	n/a						Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will encourage investment and support local business expansion.
Summary: The site is located to the south of the A61 Ripon Bypass at the roundabout junction with Harrogate Road. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. The site has some accessibility to local services although this is poor to rail services, secondary school, and GP facilities and the primary school is likely to have capacity. There are significant transport and/or accessibility issues, and pedestrian access, but mitigation is possible. Poor accessibility to cycle routes and severance is a problem.								

7 Assessment of Site Options

Site Ref: R18

Some adverse effects on biodiversity have been identified which can be mitigated. There would be positive effects from the conversion of buildings on the site and the landscape has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate

Table 7.82 Site R18

Site Ref: R19										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports. Large site capable of accommodating shortfall of sports provision in ward.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed uses. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	R	R	Y			Some accessibility to local services but poor accessibility to rail, secondary school, GP and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	O		LG	?	R	R			Significant adverse effects on biodiversity. Likely to result in loss of woodland or trees and not fully mitigated. Public right of way close to or in site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities
9. Minimal pollution levels.	N	O	R	?	R	Y	R			Positive effects: Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have impact on air quality objectives. Very adverse effects of additional surface water on nearby watercourses - mitigation unlikely. 100% greenfield. Would involve the loss of Grade 1, 2 or 3 agricultural land. Close to major road
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	O							Bus stop not within 400m. 50% or more within flood zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area or designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	DG			Potential for mixed uses.
15. Good quality employment opportunities available to all	DG	DG								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.

7 Assessment of Site Options

Site Ref: R19

Summary: The site is separated from the built up area of Ripon by the Ripon By- Pass. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, secondary school, GP and shopping facilities and the primary school is likely to be at or near capacity. Some transport/accessibility problems have been identified but are capable of mitigation although there are pedestrian and cycle connections are poor and severance is an issue. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, potential impact on air quality and watercourses and the high landscape sensitivity which has limited or no capacity to accommodate development. More than half the site is also in an area at risk of flooding.

Recommendation: Not to allocate

Table 7.83 Site R19

Site Ref: R20								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	O	R	LG	Some accessibility to local services but poor accessibility to rail, secondary school and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R		LG	?	R	R	Some potential adverse effects on biodiversity - mitigation possible. Likely to result in loss of ancient woodland, aged or veteran trees or protected trees. Public right of way in or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Negative effects: 100% greenfield. Would involve the loss of Grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	DG	N		Significant transport and/or accessibility requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	Y					Bus stop not within 400m. Up to 50% within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Mitigation of harmful effects not possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	R	N	Demolition of buildings required. Impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	DG						Site suitable for employment use
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will support business expansion.
Summary: The site is on the north eastern edge of the built up area. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services,								

7 Assessment of Site Options

Site Ref: R20

secondary school, and GP facilities although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation although there are pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, the negative impact on local distinctiveness and historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.84 Site R20

Site Ref: R21								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	DG	R	O	Y	LG	Some accessibility to local services but poor accessibility to rail and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	N	?	Y	LG	Some potential adverse effects on biodiversity - mitigation possible. Likely to result in loss of ancient woodland, aged or veteran trees or protected trees. Public right of way in or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change . Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R	Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield. Would involve the loss of some grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	DG	N		Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues - mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	O					Bus stop not within 400m. 50% or more within flood zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation are or designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N	Neutral impact.
15. Good quality employment opportunities available to all	LG	DG						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will support business expansion.
Summary: There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services and secondary school although the primary school is likely to have capacity. Significant transport/accessibility problems have been identified but are capable of mitigation. Some pedestrian access issues but mitigation is possible, but poor access to cycle routes. Some adverse effects on biodiversity have been								

7 Assessment of Site Options

Site Ref: R21

identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees and the high/medium landscape sensitivity which has limited or no capacity to accommodate development. More than half of the site is also within an area at risk of flooding.

Recommendation: Not to allocate

Table 7.85 Site R21

Site Ref: R26								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area.
6. Local needs met locally.	Y	R	R	R	O	R	LG	Some accessibility to local services: but poor accessibility to rail services, primary school, secondary school, and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local school at or near capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	Y	LG	Some potential adverse effects - mitigation should be possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - area capable of accommodating development - mitigation possible.
9. Minimal pollution levels.	DG	DG	O	?	LG	?	N	Positive effects: Will clean up contaminated land. No impact on air quality. Partly previously developed land. Negative effects: Some adverse effects on water courses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	DG	DG		N	Significant transport and/or accessibility/cumulative impact problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Good provision for pedestrians. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	O					Bus stop not within 400m. 50% or more of site is in Flood Zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Brownfield site.
13. Protect and enhance the historic environment.	O							Likely to harm significance of a heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	R	O	N	Site redevelopment enables regeneration of visually unattractive area. Demolition of buildings required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: R26

Summary: The site is a former auction mart located within the northern part of the City and surrounded by development. Positive social effects are that site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and large enough to also meet the recreational needs of the area. The site has some accessibility to local services and can incorporate new local green space. Negative social effects arise from the adverse impact on the local primary school which may need expansion. There are also some adverse effects on the natural and built environment in relation to the loss of trees and impact on local distinctiveness but these can be mitigated. Further positive environmental effects arise from the development of a brownfield site which is currently visually unattractive and positive economic effects are realised by the provision of affordable housing which will help support local businesses.

Recommendation: Not to allocate

Table 7.86 Site R26

Site Ref: R27										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	O	R	R	R			Some accessibility to local services but poor accessibility to rail, primary school, GP, shopping and employment
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	O	Y			Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Large enough to incorporate natural / semi-natural greenspace and green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium landscape capacity - able to accommodate some development proposed - mitigation in part.
9. Minimal pollution levels.	DG	R	O	?	LG	?	N			Positive effects: Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Potential to have impact on air quality objectives.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O		N			Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	O							Bus stop not within 400m. 50% or more within flood zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	N									No conservation area or designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N			Will enable regeneration of unattractive site. Demolition required. Will enable high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.
Summary: There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, primary school, and GP and shopping facilities										

7 Assessment of Site Options

Site Ref: R27

and employment and the local primary school is likely to be at or near capacity. Significant transport/accessibility problems have been identified and would require substantial mitigation. The landscape has the capacity to accommodate some development with mitigation and development would provide the opportunity to regenerate an unattractive site. Negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity and development within an area at risk of flooding.

Recommendation: Not to allocate

Table 7.87 Site R27

Site Ref: R28									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	O	R	Y		Some accessibility to local services but poor accessibility to rail, secondary school and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	R	R		LG	?	O	O		Significant adverse effects on biodiversity. Likely to result in loss of ancient woodland, aged or veteran trees or protected trees. Public right of way in or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - not able to accommodate scale of development proposed - mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	?	N		Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: 100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N			Some transport and/or accessibility - mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access issues - mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG						Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								No conservation are or designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N		Neutral impact.
15. Good quality employment opportunities available to all	n/a	n/a							Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will encourage investment and support local business expansion.
Summary: There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, secondary school, and shopping facilities and the local primary school is likely to be at or near capacity. Some transport/accessibility problems have been identified but are capable of mitigation although pedestrian connections require mitigation and access to cycle routes is poor. Some adverse effects on biodiversity									

7 Assessment of Site Options

Site Ref: R28

have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, adverse effects on biodiversity and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.88 Site R28

Site Ref: R29									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	LG	R	DG	O		Some accessibility to local services but poor accessibility to rail, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	DG	N	DG	N	?	N	N		No adverse effects on biodiversity. Large enough to incorporate an area of greenspace adding to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. No landscape sensitivity or capacity issues.
9. Minimal pollution levels.	DG	R	O	?	DG	?	N		Positive effects: Some adverse effects of additional surface water on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Potential to have impact on air quality objectives. 100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	O	DG	N			Some transport and/or accessibility related problems- mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access issues - mitigation possible. Severance not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	N								No conservation area or designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	N	N		Provides for regeneration of visually unattractive area. Demolition of buildings required.
15. Good quality employment opportunities available to all	R	R							Loss of employment accessible site.
16. Conditions for business success, economic growth and investment	R								Site provides supply of low quality employment land.
Summary: There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, primary school, and GP facilities although the primary school is likely to have capacity. Positive environmental effects would arise from the use of brownfield land and the opportunity to regenerate an unattractive area. The loss of an employment site would lead to negative economic effects.									

7 Assessment of Site Options

Site Ref: R29

Recommendation: Not to allocate

Table 7.89 Site R29

Boroughbridge Sites

Site Ref: B3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	O	O	Y	Y			Good accessibility to local services, but poor accessibility to rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	Y	Y			Some potential adverse effects on biodiversity - substantial mitigation required. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - characteristics susceptible to change. Medium landscape capacity - able to accommodate some development with mitigation in parts.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water that can be overcome with mitigation. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems addressed through developer funded mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues - mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% of site is within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to have effect on significance of heritage asset and not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	DG								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.

7 Assessment of Site Options

Site Ref: B3

Summary: The site lies on the western edge of Boroughbridge. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has good accessibility to local services although this is poor to rail services and the local primary school is likely to require expansion. Some transport/accessibility issues have been identified but these can be mitigated through developer contributions. Some potential adverse effects on biodiversity have been identified and would require substantial mitigation and the landscape has the capacity to accommodate some development with mitigation. There would be negative environmental effects through the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and the likely effect on the significance of a heritage asset is not capable of mitigation.

Recommendation: Not to allocate.

Table 7.90 Site B3

Site Ref: B6								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	O	Some accessibility to local services, but poor accessibility to rail, primary and secondary schools, GP and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some potential adverse effects on biodiversity - substantial mitigation required. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. High landscape capacity - limited or no ability to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	R	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water that can be overcome with mitigation. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N		Increased public transport provision and extension of services cannot be predicted at this stage. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Neutral impact.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site is part of a larger field and lies on the northern edge of Boroughbridge. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, primary and secondary schools, GP and shopping facilities and the local primary school is likely to require expansion. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation. There would be negative environmental effects through the loss of Grade 1/2 agricultural land and the impact on the landscape which is of high sensitivity and with little or no capacity to accommodate development.</p>								

7 Assessment of Site Options

Site Ref: B6

Recommendation: Not to allocate.

Table 7.91 Site B6

Site Ref: B8										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	O		Some accessibility to local services, but poor accessibility to rail, primary and secondary schools, GP and shopping
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O			Some potential adverse effects on biodiversity - substantial mitigation required. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure Public right of way Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - not able to accommodate development mitigation limited.
9. Minimal pollution levels.	N	DG	R	?	R	O	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Negative effects: Very adverse effects of additional surface water - mitigation unlikely. Close to major road. Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	R							Bus stop within 400m. 50% of site is within flood zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Prominent nature of site will impact on distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.

7 Assessment of Site Options

Site Ref: B8

Summary: The site comprises two fields adjoining the north western edge of Boroughbridge. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, primary and secondary schools, GP and shopping facilities and the local primary school is likely to require expansion. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation and there also is likely to be harm to the significance of a heritage asset but this can be mitigated. There would be negative environmental effects through the loss of Grade 2 agricultural land, impact on distinctiveness, the impact on the landscape which is of high sensitivity and not able to accommodate development and the adverse effects from additional surface water which is unlikely to be capable of mitigation.

Recommendation: Not to allocate.

Table 7.92 Site B8

Site Ref: B10										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	DG	DG	LG	?	DG	DG			No adverse effects on biodiversity. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way. Environment Agency - impacts cannot be predicted at this stage. Low landscape sensitivity - characteristics are robust. High landscape capacity - site able to accommodate proposed level of development, mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	DG	na	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water with mitigation possible. Contains brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues - mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop within 400m. Site is within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	DG	N			Demolition required. Can accommodate mixed use development.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.
Summary: The site is currently in use as a caravan park and lies on the northern edge of Boroughbridge. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services										

7 Assessment of Site Options

Site Ref: B10

and the local primary school is likely to require expansion. No adverse effects on biodiversity have been identified and the landscape has the capacity to accommodate development. There would be negative environmental effects through the loss of Grade 1/2 agricultural land.

Recommendation: Not to allocate.

Table 7.93 Site B10

Site Ref: B12								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area
6. Local needs met locally.	DG	R	R	O	R	R	R	Some accessibility to local services: poor accessibility to rail, primary school, GP, local shopping facilities, Major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	O	DG	N	?	R	R	Some potential adverse effects on biodiversity - mitigation should be possible. Likely to result in loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. High landscape sensitivity -limited or no capacity to accommodate development- few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect achievement of air quality objectives. Loss of greenfield land Grade 2 agricultural land. A major road lies close to the site. Some adverse effects on surface water/ground water but can be mitigated.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N		Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues - mitigation possible. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Not within 400m of a bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	DG	Mixed use development can be accommodated on this site.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: A large flat site in agricultural use on the southern edge of Boroughbridge, located to the east of the A168. Some potential adverse effects on biodiversity but mitigation is possible and whilst development is likely to result in the loss of trees/woodland the site is large enough to incorporate new natural green space and add to green infrastructure. Negative landscape effects as there is limited or no capacity to accommodate development with few opportunities for mitigation. Site development also has the potential to affect achievement of air quality objectives and will lead to the loss of a greenfield site classed as Grade 2 agricultural land. Positive social effects are derived as site size is large enough to deliver a significant amount of affordable housing which</p>								

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Site Ref: B12

also contributes to positive economic effects by creating the conditions for business success. Further positive social effects are achieved as the site is accessible to open space/out door sports facilities and can also meet the needs of the local area, and has some accessibility to local services. Negative social effects arise as the local school is likely to be at or near capacity and may require expansion, and the site's location presents a significant barrier to accessibility.

Recommendation: Not to allocate.

Table 7.94 Site B12

Site Ref: B14										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	Y	R	O	R	O	Y	LG			Some accessibility to local services: poor accessibility to rail and secondary school
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	O	O			Some potential adverse effects on biodiversity - mitigation should be possible. Likely to result in loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way close to or within site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - not able to accommodate proposed level of development, mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water - mitigation possible. Negative effects: Potential to have impact on air quality objectives. Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport or accessibility problems Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Not within 400m of a bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Harm significance of heritage asset not capable of mitigation
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site forms part of a larger field adjoining the western edge of Boroughbridge. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are further positive effects from the accessibility of the site to a play area/amenity open space/outdoor sports and it can meet the recreational needs of the area. The site has some accessibility to local services although this poor to rail services and secondary school. Some potential adverse effects on biodiversity have been identified but should be capable of mitigation. Development would lead to the loss of trees which cannot be fully mitigated but</p>										

7 Assessment of Site Options

Site Ref: B14

the site is large enough to incorporate new natural green space. There would be negative environmental effects from the loss of Grade 2/3 agricultural land, adverse effects on the landscape which is of high/medium sensitivity not able to accommodate development, negative impact on local distinctiveness, potential impact on air quality and harm to the historic environment which is not capable of mitigation.

Recommendation: Not to allocate.

Table 7.95 Site B14

Site Ref: B15								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area
6. Local needs met locally.	DG	R	O	R	O	Y	LG	Some accessibility to local services: poor accessibility to rail and secondary school
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	N	?	DG	DG	Some potential adverse effects on biodiversity - relatively easy to mitigate. Development need not result in loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Low landscape sensitivity. High landscape capacity - site able to accommodate proposed level of development, mitigation opportunities.
9. Minimal pollution levels.	DG	O	Y	?	DG	na	N	Positive effects: Slight adverse effects of additional surface water. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have impact on air quality objectives. Loss of greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	LG					Not within 400m of a bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	R	O	DG	Buildings capable of conversion. Some buildings may require demolition. Negative impact on local distinctiveness - mitigation may be possible. Mixed use may be possible.
15. Good quality employment opportunities available to all	R	na						Loss of employment site.
16. Conditions for business success, economic growth and investment	R							Provides supply of low grade employment land.
Summary: The site is occupied by a number of small premises in a variety of uses and lies on the north eastern edge of Boroughbridge. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are further positive effects from the accessibility of the site to a play area/amenity open space/outdoor sports and it can meet the recreational needs of								

7 Assessment of Site Options

Site Ref: B15

the area. The site has some accessibility to local services although this poor to rail services and secondary school and the primary school will likely require expansion. Some potential adverse effects on biodiversity have been identified but should be capable of mitigation and the site is large enough to incorporate new natural green space and the impacts on the historic environment and local distinctiveness should also be capable of mitigation. The landscape also has the capacity to accommodate development. Development of the site would utilise brownfield land but would involve the loss of an employment site.

Recommendation: Not to allocate.

Table 7.96 Site B15

Site Ref: B18										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	DG		N	?	Y	O			No adverse effects on biodiversity. Development need not result in loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - characteristics susceptible to change. Medium/low landscape capacity - site not able to accommodate proposed level of development, mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	LG	R	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of additional surface water but mitigation possible. 50-74% previously developed land. Negative effects: Potential to have impact on air quality objectives. Loss of greenfield site. Would involve the loss of Grade 1 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems addressed through developer funded mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of a bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	N									Neutral
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	N	N			Buildings capable of conversion. Some buildings may require demolition.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: B18

Summary: The site comprises a number of former poultry sheds. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are further positive effects from the accessibility of the site to a play area/amenity open space/outdoor sports and it can meet the recreational needs of the area. There are negative social effects in that the site has poor accessibility to all local services and the primary school will need expansion. No adverse effects on biodiversity have been identified but the landscape has a medium/low capacity to accommodate development. Development would involve the loss of Grade 1 agricultural land,

Recommendation: Not to allocate.

Table 7.97 Site B18

Masham Sites

Site Ref: M1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG	O								Accessible to play area/amenity open space/outdoor sports. Would affect existing play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	LG	Y	LG			Some accessibility to local services: but poor accessibility to rail services and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O			Some potential adverse effects but substantial mitigation should enable development. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	R	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Very adverse effects on watercourses - mitigation unlikely. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	DG	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage Well served by existing new cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	R							Bus stop not within 400m. 50% or more within Flood Zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential use.

7 Assessment of Site Options

Site Ref: M1						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: A green field site on the south western edge of the town comprising parts of two agricultural fields. Positive social effects relate to the provision of affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the local primary school being at or near capacity and may require expansion and there is limited accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to landscape, but there are very adverse effects on water courses which are unlikely to be mitigated. The site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement, but development will lead to the loss of Grade 3 agricultural land. Transport and accessibility issues can also be mitigated. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.98 Site M1

Site Ref: M2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	O	R	O	Y	LG			Some accessibility to local services: but poor accessibility to rail services and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	O			Some potential adverse effects on biodiversity but easy to mitigate for. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	R	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Very adverse effects on watercourses - mitigation unlikely. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle routes. Some pedestrian routes access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	R							Bus stop not within 400m. 50% or more within Flood Zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field lying to the north of but separated from the built up edge of Masham. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to										

7 Assessment of Site Options

Site Ref: M2

local services although this is poor to rail services and a secondary school and the local primary school is at or near capacity and likely to require expansion. Some potential impacts on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the historic environment, the adverse effects on watercourses and the high landscape sensitivity which cannot accommodate development.

Recommendation: Not to allocate.

Table 7.99 Site M2

Site Ref: M3										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	LG	R	LG	R	Y			Some accessibility to local services: but poor accessibility to rail services, secondary school and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	R	R			Some potential adverse effects but easy to mitigate for. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Very adverse effects on watercourses - mitigation unlikely. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage Ability to create new cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	LG							Site not within 400m of bus stop. 50% or more within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	R	N			Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field on the south western edge of Masham. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail										

7 Assessment of Site Options

Site Ref: M3

services, secondary school and shopping facilities and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and there is the opportunity to create new cycle routes and connect to pedestrian routes. There would be some adverse effects on biodiversity but these can be mitigated and the site is large enough to incorporate an area of new natural green space. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the historic environment and the landscape which is of high sensitivity and not able to accommodate development.

Recommendation: Not to allocate.

Table 7.100 Site M3

Site Ref: M4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	O	R	LG	R	Y			Some accessibility to local services: poor accessibility to rail services, local secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	Y	Y			Some potential adverse effects but substantial mitigation should enable development. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. The site is large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Medium landscape sensitivity and capacity: key distinctive characteristics susceptible to change. Environment Agency- impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on achievement of air quality objectives. Negative effects: Greenfield site Loss of grade 3 agricultural land. Some adverse effects in relation to surface water but mitigation should be possible.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes and pedestrian routes can be improved. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Site not within 400m of bus stop. Within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: A generally flat, greenfield site on the southern approach to Masham. Positive social effects are that the site is large enough to deliver significant affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is some accessibility to local services there is poor accessibility to rail, secondary school and local shopping facilities. There are some adverse effects on the built and natural environment but mitigation should be possible, including the incorporation of new natural green space and green infrastructure. There are no transport problems but development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.										

7 Assessment of Site Options

Site Ref: M4

Recommendation: Not to allocate.

Table 7.101 Site M4

Site Ref: M5									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R							Can meet recreation needs of the area. Contains feataure of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	O	R	O		Some accessibility to local services: poor accessibility to rail services, local secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y		LG	?	R	R		Some potential adverse effects on biodiversity - mitigation should be possible. May result in loss of woodland or trees but can be mitigated. There is a public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	O	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Utilises some brownfield land. Negative effects: Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG						Site not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na							Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: This is a primarily greenfield site lying on the south eastern edge of Masham. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, secondary school and shopping facilities and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although there are some issues with pedestrian</p>									

7 Assessment of Site Options

Site Ref: M5

access there is the opportunity to connect to existing cycle routes. There would be some adverse effects on biodiversity and loss of trees but these can be mitigated. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the historic environment and impact on the landscape which is of high sensitivity and not able to accommodate development.

Recommendation: Not to allocate.

Table 7.102 Site M5

Site Ref: M6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	LG	R	O	R	O	R	O			Some accessibility to local services: but poor accessibility to rail services, secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	LG	?	R	R			Some potential adverse effects on biodiversity but can be mitigated. May result in loss of woodland or trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. A public right of way crosses the site. High Landscape sensitivity- limited capacity to accommodate development and few opportunities for mitigation. Environment Agency- impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Negative effects: some adverse effects on local water courses but mitigation should enable development. Loss of greenfield site - grade 3 agricultural land. Positive effects: unlikely to impact on achievement of air quality objectives. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: This is a flat greenfield site on the edge of the town. There are positive social effects in that the site is large enough to deliver a significant amount of affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services, secondary school and shopping facilities and the local primary school is at or near capacity and likely to require expansion. There would be some adverse effects on biodiversity which could be addressed through mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the historic environment and impact on the landscape which is of high sensitivity and not able to accommodate development.										

7 Assessment of Site Options

Site Ref: M6

Recommendation: Not to allocate.

Table 7.103 Site M6

Site Ref: M7									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R							Can meet recreation needs of the area. Contains feataure of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	O	R	O		Some accessibility to local services: but poor accessibility to rail services, secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	R		Some potential adverse effects but substantial mitigation should enable development. Need not result in the loss of existing woodland or trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	DG		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG						Site not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a field on the south eastern edge of Masham. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail									

7 Assessment of Site Options

Site Ref: M7

services, secondary school and shopping facilities and the local primary school is at or near capacity and likely to require expansion. There would be some adverse effects on biodiversity which could be addressed through mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the historic environment and impact on the landscape which is of high sensitivity and not able to accommodate development.

Recommendation: Not to allocate.

Table 7.104 Site M7

Site Ref: M11										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	LG	R	LG	R	LG			Some accessibility to local services: but poor accessibility to rail services, secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	LG	LG			Some potential adverse effects on biodiversity - mitigation should be possible. Need not lead to loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Medium/low landscape sensitivity - capacity to accommodate development with mitigation and enhancement. Environment Agency- impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on local water courses but mitigation should enable development. Loss of greenfield site. Loss of grade 3 agricultural land. Major industry lies close to the site. Positive effects: No impact on achievement of air quality objectives.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes and lack of facilities for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	Y							Bus stop not within 400m. Up to 50% of site is within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	N			Demolition of buildings required.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: This is a greenfield site on the western edge of Masham near to a major animal feed processing Mill. Some potential adverse environmental effects in relation to biodiversity, trees and woodland, and landscape but mitigation should be possible and the site is large enough to incorporate an area of new natural green space and add to green infrastructure. Positive social effects are achieved as the site size would enable the provision of a significant amount of affordable housing to be provided and this also contributes to positive economic effects in the creation of conditions for business success. Further positive social effects are achieved as the site is accessible to open space/outdoor sports facilities and can help meet the recreation needs of the area. The site also has some accessibility to local services, but the local primary school is at or near capacity and likely to require expansion.</p>										

7 Assessment of Site Options

Site Ref: M11

Recommendation: Not to allocate.

Table 7.105 Site M11

Site Ref: M12										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	O	R	O	Y	LG			Some accessibility to local services: but poor accessibility to rail and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	LG	?	R	R			Some potential adverse effects on biodiversity but can be mitigated. May result in loss of woodland or trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	R	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Very adverse effects on watercourses - mitigation unlikely. 100% greenfield land Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	R							Bus stop not within 400m. Up to 50% of site is within Flood Zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises two fields separated from the north western edge of Masham. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services although this is poor to rail services and secondary school and the local primary school is at or near capacity and likely to require expansion. There would be some potential adverse effects on biodiversity and the loss of trees but both are capable of being</p>										

7 Assessment of Site Options

Site Ref: M12

addressed through mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the historic environment, adverse impacts on watercourses which cannot be mitigated and impact on the landscape which is of high sensitivity and not able to accommodate development. A significant part of the site also falls within Flood Zone 3.

Recommendation: Not to allocate.

Table 7.106 Site M12

Pateley Bridge Sites

Site Ref: P2									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area
6. Local needs met locally.	DG	R	O	Y	O	R	R		Poor accessibility to local services: but good accessibility to bus services, primary school, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	R		Some potential adverse effects but mitigation should be possible. Likely to result in the loss of ancient woodland, aged or veteran trees or trees protected by TPO. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. 100% greenfield land Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle routes. Convenient and safe pedestrian routes. Severance is not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na							Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: P2

Summary: The site includes fields in agricultural use and lies on the western edge of Pateley Bridge. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and is large enough to incorporate the provision of on-site open space. The site has good accessibility to local services but this is poor to rail services, employment and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and links to existing pedestrian routes and new cycle routes can be made. Some potential impacts on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of protected trees, the negative impact on local distinctiveness and the historic environment and the high landscape sensitivity which cannot accommodate development.

Recommendation: Not to allocate.

Table 7.107 Site P2

Site Ref: P4								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area
6. Local needs met locally.	DG	R	LG	R	LG	Y	R	Poor accessibility to local services: but good accessibility to bus services, primary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R		N	?	R	R	Some potential adverse effects but mitigation should be possible. Likely to result in the loss of ancient woodland, aged or veteran trees or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Negative effects: 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	O	O		N	Minor transport and/or accessibility problems which can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage Ability to create new cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N	Demolition of buildings required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site adjoins the eastern edge of Pateley Bridge. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and is large enough to incorporate the provision of on-site open space. The site has good accessibility to local services but this is poor to rail services, employment and a secondary school. The local primary school is also at or near capacity and likely to require expansion. Some potential impacts on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of protected trees, the negative impact on local distinctiveness and the historic environment and the high landscape sensitivity which cannot accommodate development.								

7 Assessment of Site Options

Site Ref: P4

Recommendation: Not to allocate.

Table 7.108 Site P4

Site Ref: P6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	LG	O	R	R			Poor accessibility to local services: but good accessibility to bus services, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	R	R			Some potential adverse effects but easy to mitigate. Need not result in the loss of existing woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Negative effects: 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site lies to the north west of Pateley Bridge. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and is large enough to incorporate the provision of on-site open space. The site has good accessibility to local services but this is poor to rail										

7 Assessment of Site Options

Site Ref: P6

services, employment, secondary school and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Identified transport/accessibility problems can be mitigated. Some potential impacts on biodiversity and historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and the high landscape sensitivity which cannot accommodate development.

Recommendation: Not to allocate.

Table 7.109 Site P6

Villages A - B

Arkendale

Site Ref: AR1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	O			Some potential adverse effects but mitigation should enable development. Need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.

7 Assessment of Site Options

Site Ref: AR1						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field and lies on the western edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to all services and the local primary school is also at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of grade 3 agricultural land, the negative impact on local distinctiveness and the high/medium landscape sensitivity which cannot accommodate development.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.110 Site AR1

Site Ref: AR2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R			Some potential adverse effects but mitigation should enable development. Need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affecting the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodating development and few mitigation opportunities
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site lies on the western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to all services and the local primary school is also at or near capacity										

7 Assessment of Site Options

Site Ref: AR2

and likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and historic environment and the high landscape sensitivity which cannot accommodate development.

Recommendation: Not to allocate.

Table 7.111 Site AR2

Site Ref: AR3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	R			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees/woodland. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	DG	?	R	Y	N			Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian issues that can be mitigated. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: Grazing land on the edge of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services. There are some adverse effects on the built and natural environment but mitigation should be possible. There are no transport problems but provision for cyclists is poor and there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

7 Assessment of Site Options

Site Ref: AR3

Recommendation: Not to allocate.

Table 7.112 Site AR3

Site Ref: AR4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	O			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees/woodland. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	O	N			Demolition of steel agricultural building would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises grazing land and a steel agricultural building on the edge of the village. Some potential adverse effects on biodiversity, the historic environment, local distinctiveness and landscape but mitigation is possible. The site size allows for affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as the site is accessible to open space/outdoor sports facilities and has good provision for										

7 Assessment of Site Options

Site Ref: AR4
pedestrians. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. The site has poor accessibility to local services although is close to an existing bus stop.
Recommendation: Not to allocate.

Table 7.113 Site AR4

Askwith

Site Ref: AS1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R			Poor accessibility to local services, but access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	R			Some potential adverse effects on biodiversity but substantial mitigation should enable development. Need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: area has limited or no capacity to accommodating development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: AS1

Summary: The site is a field adjoining the primary school in the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to all services, except the primary school which is likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the high landscape sensitivity which cannot accommodate development.

Recommendation: Not to allocate.

Table 7.114 Site AS1

Site Ref: AS2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG		LG	?	O	O			Some potential adverse effects on biodiversity but mitigation possible. Need not result in the loss of trees/woodland. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: area not able to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N			Buildings capable of conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises a mix of fields and farm buildings and residential properties. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to services except the primary school which is										

7 Assessment of Site Options

Site Ref: AS2

likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation. There would also be positive impacts from the conversion of existing buildings but negative environmental effects from the loss of Grade 3 agricultural land and the high/medium landscape sensitivity which cannot accommodate development.

Recommendation: Not to allocate.

Table 7.115 Site AS2

Site Ref:										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services, but access to primary school .
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	R		N	?	Y	LG			No adverse impact on biodiversity. Likely to result in the loss of ancient woodland, aged or veteran trees or trees covered by TPO. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. High/medium landscape capacity: area able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	Y	?	Y	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Contains some brownfield land. Negative effects: Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref:
<p>Summary: The eastern part of the site is grassed and the western part of the site contains a number of buildings associated with the plant nursery. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to services except the primary school which is likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. No impacts on biodiversity have been identified and those on the historic environment and local distinctiveness are capable of mitigation. The landscape also has the capacity to accommodate development with appropriate mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and protected trees.</p>
<p>Recommendation: Not to allocate.</p>

Table 7.116 Site AS3

Site Ref: AS4										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	N	?	LG	LG			Some potential adverse effects on biodiversity but mitigation possible. Need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: area able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	DG	DG	O	?	Y	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Contains some brownfield land. Negative effects: Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Buildings capable of conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises buildings associated with two farms. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to services except the primary school which is likely to require expansion.										

7 Assessment of Site Options

Site Ref: AS4

No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation. There would also be positive impacts from the conversion of existing buildings and the landscape has the capacity to accommodate development with appropriate mitigation.

Recommendation: Not to allocate.

Table 7.117 Site AS4

Site Ref: AS5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R			Poor accessibility to local services, but access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O			Some potential adverse effects on biodiversity but mitigation possible. Need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: area not able to accommodate development proposed and mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield site. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to services except the primary school which is likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation. There would be negative environmental effects from the loss of Grade 3 agricultural land and the high/medium landscape sensitivity which cannot accommodate development.</p>										

7 Assessment of Site Options

Site Ref: AS5

Recommendation: Not to allocate.

Table 7.118 Site AS5

Beckwithshaw

Site Ref: BK2										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed uses including community uses. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	O		Poor accessibility to local services but good accessibility to employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R			Significant adverse effects on biodiversity Likely to result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: area limited or no capacity to accommodate development with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Positive effects: Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more of site within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	DG			Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.

7 Assessment of Site Options

Site Ref: BK2						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a large irregular shaped area of agricultural land within which there are a number of farmsteads separated from any settlement. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and is large enough to meet the recreational needs of the area. There are negative social effects from the poor accessibility to all services, except employment and the primary school is likely to require expansion. Significant transport/accessibility problems have been identified and existing provision for cycling and pedestrian links is poor. Significant adverse impacts on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness, harm to the historic environment, significant adverse impacts on biodiversity, the high landscape sensitivity which cannot accommodate development and potential impact on air quality.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.119 Site BK2

Bickerton

Site Ref: BC1								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Adverse impact on local schools
5. Culture, leisure and recreation activities available to all.	DG							Can meet recreation needs of the area
6. Local needs met locally.	LG	R	R	R	R	R	R	Poor accessibility to local services except bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG		N	?	Y	Y	Some potential adverse on biodiversity effects appropriate mitigation should enable development. Need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: area able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Increased public transport provision and extension of services cannot be predicted at this stage. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: BC1

Summary: The site comprises a paddock within the built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There are negative social effects from the poor accessibility to services except a bus service and the local primary school is also at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling links is poor and there are some pedestrian issues. Some adverse impacts on biodiversity, local distinctiveness and the historic environment have been identified but are capable of mitigation and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate

Table 7.120 Site BC1

Site Ref: BC2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Adverse impact on local schools.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services but good accessibility to bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	Y	Y			Some potential adverse effects but should be easy to mitigate for. Need not lead to loss of woodland or trees and potential for new woodland creation. Environment Agency - impacts cannot be predicted at this stage. Medium landscape capacity: able to accommodate development and mitigation is available in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield site. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: The site, comprising a number of small paddocks lies to the south of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services. There are some adverse effects on the built and natural environment but mitigation should be possible. There are no transport problems however provision for cyclists is poor and there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

7 Assessment of Site Options

Site Ref: BC2

Recommendation: Not to allocate

Table 7.121 Site BC2

Birstwith

Site Ref: BW1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	DG	R	O	DG	R			Some accessibility to local services : but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	R			Some potential adverse effects but mitigation should be possible. May result in loss of woodland or trees protected by TPOs. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area has limited capability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: A small site on the north western edge of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is some accessibility to local services there is poor accessibility to rail, secondary school and										

7 Assessment of Site Options

Site Ref: BW1

major employment. There are some adverse effects on the natural environment including protected trees and mitigation may be possible. There is unlikely to be negative impacts on the built environment that cannot be mitigated against. There are no transport problems however provision for cyclists is poor and there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Not to allocate.

Table 7.122 Site BW1

Site Ref: BW3								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG	R						Accessible to play area/amenity open space/outdoor sports. Would affect existing sports facility
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R					Provision of affordable housing will help reduce social isolation. Large site with potential for mixed uses. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R						Can meet recreation needs of the area. Loss of facility.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R	Significant adverse effects on biodiversity. Potentially to result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. Adjacent to industrial site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	LG					Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	R	DG	Demolition of buildings required. Negative impact on local distinctiveness. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.

7 Assessment of Site Options

Site Ref: BW3						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a rectangular grassed area used for sporting activities. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area but this has to be balanced by the loss of an existing recreational facility. There is some accessibility to local but this is poor to rail services, secondary school and major employment and the local primary school is also at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling is poor. Some harm to the historic environment have been identified but is capable of mitigation. The site is large enough to incorporate new natural green space but this has to be balanced against the negative environmental effects that arise from the significant adverse effects on biodiversity, loss of Grade 3 agricultural land, potential loss of trees, the negative impact on local distinctiveness and the high landscape sensitivity which cannot accommodate development.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.123 Site BW3

Site Ref: BW4								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area
6. Local needs met locally.	DG	R	LG	R	R	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, GP and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	R	Some potential adverse effects but mitigation should be possible. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities
9. Minimal pollution levels.	N	DG	R	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Very adverse effects on watercourses but mitigation possible. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R		N	Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field isolated from the main built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school, GP and major employment and the local primary school is also at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but should be capable of mitigation through developer contributions but existing provision for cycling and pedestrian links is poor. Some adverse effects on biodiversity and harm to the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.								

7 Assessment of Site Options

Site Ref: BW4

Recommendation: Not to allocate

Table 7.124 Site BW4

Site Ref: BW5								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area
6. Local needs met locally.	DG	R	LG	R	R	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, GP and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O		N	?	R	R	Some potential adverse effects but mitigation should be possible. Likely to result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N	Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises part of a much larger field isolated from the main built up part of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school, GP and major employment and the local primary school is also at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but should be capable of mitigation through developer contributions but existing provision for cycling and pedestrian links is poor. Some adverse effects on biodiversity and harm to the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								

7 Assessment of Site Options

Site Ref: BW5

Recommendation: Not to allocate.

Table 7.125 Site BW5

Site Ref: BW6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	LG	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y		N	?	O	Y			Some potential adverse effects but mitigation should be possible. May result in loss of woodland or trees - mitigation trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area capable of accommodating development and mitigation possible in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Poor provision for cyclists.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: A small site on the north eastern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is some accessibility to local services there is poor accessibility to rail, secondary school, local shopping facilities and major employment. There are some adverse effects on the built and natural environment but mitigation should be possible. There are no transport problems however provision for cyclists is poor and there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

7 Assessment of Site Options

Site Ref: BW6

Recommendation: Not to allocate.

Table 7.126 Site BW6

Bishop Monkton

Site Ref: BM1								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R						Can meet recreation needs of the area. Contains feature of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R	Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	O	Some potential adverse effects on biodiversity but mitigation should be possible. Likely to result in the loss of ancient woodland, aged or veteran trees or trees protected by TPO. Large enough to incorporate new natural greenspace and add to green infrastructure. Affected by right of way. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: area not able to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	R	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Very adverse effects on watercourses and mitigation unlikely. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	LG					Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: BM1

Summary: The site comprises a long rectangular field extending from the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by cycle and pedestrian links. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and protected trees, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate.

Table 7.127 Site BM1

Site Ref: BM5									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R							Can meet recreation needs of the area. Contains feature of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R		Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O		Some potential adverse on biodiversity but effects but mitigation should be possible. Need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Affected by right of way. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: area not able to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses and mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	DG	O	O	N			Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG						Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises two fields extending from the northern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor									

7 Assessment of Site Options

Site Ref: BM5

accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated through developer contributions and the site is well served by cycle routes although there are some issues with pedestrian links. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.128 Site BM5

Site Ref: BM6									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area.
6. Local needs met locally.	R	R	LG	R	R	R	R		Poor accessibility to local services, but access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	O	R		No adverse effects on biodiversity. Need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: area has very limited or no capacity to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses and mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	R	R		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N		Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by cycle routes although there are some issues with pedestrian links. No adverse effects</p>									

7 Assessment of Site Options

Site Ref: BM6

on biodiversity have been identified and the impact on local distinctiveness is capable of mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, harm to the historic environment and the high landscape sensitivity which has very limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.129 Site BM6

Site Ref: BM7										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	LG	R	R	R	R	R	R	R		Poor accessibility to local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	DG	LG			No adverse effects on biodiversity. Need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Low landscape sensitivity: distinctive characteristics are robust. High/medium landscape capacity: able to accommodate scale of development and mitigation possible.
9. Minimal pollution levels.	N	DG	O	?	DG	n/a	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses and mitigation possible. 100% brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor access to cycle routes. Pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. 100% brownfield land.
13. Protect and enhance the historic environment.	N									Neutral impact
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	DG	N			Demolition required. Development provides opportunity for high quality design.
15. Good quality employment opportunities available to all	R	R								Loss of employment site.
16. Conditions for business success, economic growth and investment	R									Existing business will be displaced.
<p>Summary: The site adjoins the A61 and contains a number of buildings associated with a garden centre. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there is poor access to cycle routes and some issues with pedestrian links. No adverse effects on biodiversity have been identified and the landscape has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land and economic effects from the displacement of an existing business.</p>										

7 Assessment of Site Options

Site Ref: BM7

Recommendation: Not to allocate

Table 7.130 Site BM7

Bishop Thornton

Site Ref: BT1									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R		Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Local primary school likely to have capacity
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	Y		Some potential adverse effects but mitigation should be possible. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change Medium landscape capacity: able to accommodate some of the development proposed with mitigation in part
9. Minimal pollution levels.	N	DG	O	?	R	LG	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses and mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N		Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: BT1

Summary: The site comprises a field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are negative social effects from the poor accessibility to all services except the primary school, although this is likely to have capacity, and the site is not accessible to a play area/amenity area. No transport/accessibility problems have been identified and the site is well served by cycle links although there are some pedestrian access issues. Some adverse impacts on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation and the landscape has the capacity to accommodate some of the development proposed with mitigation.

Recommendation: Not to allocate

Table 7.131 Site BT1

Site Ref: BT2								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R							Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R	Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have capacity
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	Y	Some potential adverse effects but mitigation should be possible. Development need not result in the loss of trees/woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: able to accommodate some of the development proposed with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses and mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field detached from the edge of the built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are negative social effects from the poor accessibility to all services except the primary school, although this is likely to have capacity, and the site is not accessible to a play area/amenity area. No transport/accessibility problems have been identified and the site is well served by cycle links although there are some pedestrian access issues. Some adverse impacts on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation and the landscape has the capacity to accommodate some of the development proposed with mitigation.								

7 Assessment of Site Options

Site Ref: BT2

Recommendation: Not to allocate.

Table 7.132 Site BT2

Burnt Yates

Site Ref: BY1									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R		Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	Y	Y		Some potential adverse effects but mitigation should be possible. May result in the loss of trees/woodland but mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some of the development proposed with mitigation in part.
9. Minimal pollution levels.	N	DG	Y	?	O	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Slight effect on nearby watercourses. Includes some brownfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	O		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N		Demolition of buildings required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises a paddock adjoining the built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports but there are negative effects from the poor accessibility to all services except the primary school, although this is likely									

7 Assessment of Site Options

Site Ref: BY1

to have capacity. No transport/accessibility problems have been identified and the site is well served by cycle links although there are some pedestrian access issues but these can be mitigated. Some adverse impacts on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation and the landscape has the capacity to accommodate some of the development proposed with mitigation.

Recommendation: Not to allocate

Table 7.133 Site BY1

Site Ref: BY2								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R	Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	Y	O	DG	N	?	R	R	Some potential adverse effects but mitigation should be possible. Likely to result in the loss of trees/woodland which cannot be fully mitigated. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. low landscape capacity: limited or no ability to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effect on nearby watercourses but mitigation possible. Would not involve the loss of grade 1, 2 or 3 agricultural land. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield site but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	DG	N	Provides opportunity for high quality design.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises parts of two fields lying to the south of the Clint Bank Business Park. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports but there are negative effects from the poor accessibility to all services except the primary school, although this is likely to have capacity. No transport/accessibility problems have been identified and the site is well served by cycle links although there are some pedestrian access issues but these can be mitigated. Some adverse impacts on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of trees and landscape impact which is of high sensitivity and with limited or no capacity to accommodate the development.								

7 Assessment of Site Options

Site Ref: BY2

Recommendation: Not to allocate

Table 7.134 Site BY2

Burton Leonard

Site Ref: BL1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	Y	R			Poor accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	O	LG			Significant adverse effects on biodiversity. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity:area capable of accommodating development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	O	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. Would involve the loss of grade 2 agricultural land. Positive effects: Unlikely to have an impact on air quality. Utilises some brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N				Some transport and/or accessibility related problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Poor provision for pedestrians. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 2 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N			Buildings on site capable of conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

7 Assessment of Site Options

Site Ref: BL1

Summary: A greenfield site on the south of the village. Positive social effects are that the site is large enough to deliver significant affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. The local school is also likely to have spare capacity. There is poor accessibility to local services except primary school and local shopping, and poor provision for cyclists and pedestrians. There are significant adverse effects on the natural environment but development need not result in the loss of trees. There are likely to be effects on the built environment but these can be mitigated against and the buildings on site are capable of conversion. Negative effects arise from the loss of Grade 2 agricultural land. There is unlikely to be an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Not to allocate

Table 7.135 Site BL1

Site Ref: BL3								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	Y	R	Some accessibility to local services: but poor accessibility to rail, secondary school, GP and employment
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	O	R	Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in the loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Positive effects: Unlikely to have an impact on air quality. Slight effect on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N	Neutral impact.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses
Summary: The site comprises part of a larger field on the western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail, secondary school, GP and employment although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian								

7 Assessment of Site Options

Site Ref: BL3

access issues but these can be mitigated. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.136 Site BL3

Site Ref: BL6									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	DG	R		Some accessibility to local services: but poor accessibility to rail, secondary school, GP and employment
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R		Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in the loss of trees/woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Slight effect on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N		Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is some accessibility to local services but this is poor to rail, secondary school, GP and employment although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues but these can be mitigated. Some adverse effects									

7 Assessment of Site Options

Site Ref: BL6

on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.137 Site BL6

Site Ref: BL7								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	DG	R	Some accessibility to local services: but poor accessibility to rail, secondary school, GP and employment
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but can be mitigated
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field on the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail, secondary school, GP and employment although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues but these								

7 Assessment of Site Options

Site Ref: BL7

can be mitigated. Some adverse effects on biodiversity, local distinctiveness and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.138 Site BL7

Site Ref: BL8								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	DG	R	Poor accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area has limited capability to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: A greenfield site on the south of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. The local school is also likely to have spare capacity. There is poor accessibility to local services except primary school and local shopping. There are likely to be some adverse effects on the built and natural environment which can be mitigated against. There are no transport problems and provision for pedestrians is good however provision for cyclists is poor. Development would lead to the loss of Grade 2 agricultural land however there is unlikely to be an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.								

7 Assessment of Site Options

Site Ref: BL8

Recommendation: Not to allocate

Table 7.139 Site BL8

Site Ref: BL9								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	DG	R	Poor accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	DG	DG	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Low landscape sensitivity: area capable of accommodating development with mitigation.
9. Minimal pollution levels.	DG	DG	O	?	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Will clean up contaminated land. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cycling. Convenient pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	DG							Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	DG	N	Demolition of buildings would be required. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: BL9

Summary: A mainly brownfield site close to the centre of the village site on the south of the village. Positive social effects are that the site is large enough to deliver significant affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. The local school is also likely to have spare capacity. There is poor accessibility to local services except primary school and local shopping. There are likely to be some adverse effects on the natural environment but mitigation is possible. Development of the site would utilise brownfield land and would have a positive benefits for the built environment. There are no transport/accessibility issues with convenient pedestrian routes but poor access to routes suitable for cycling. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Not to allocate

Table 7.140 Site BL9

Villages C - D

Cattal

Site Ref: CA1									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	DG	R	R	R	R	R		Poor accessibility to local services but good accessibility to rail.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	O	O		Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed with limited opportunities for mitigation.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	R		Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	R	R	DG			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y								Unlikely to affect any elements which contribute to significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	DG	N		Demolition of buildings would be required. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.

7 Assessment of Site Options

Site Ref: CA1						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses
<p>Summary: The site comprises a part grassed part tarmac area used as a car parking for the adjacent public house. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative environmental effects arise from the poor accessibility to local services except rail although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues. Some adverse effects on biodiversity have been identified but are capable of mitigation and there would be a loss of Grade 3 agricultural land. Redevelopment of the site provides the opportunity for high quality design.</p>						
<p>Recommendation: Not to allocate</p>						

Table 7.141 Site CA1

Site Ref: CA2									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services .
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	N	N	Positive effects: Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	O						Bus stop not within 400m. 50% or more within Flood Zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	DG		Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field lying to the north of Cattal. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative effects result from the site having poor accessibility to all									

7 Assessment of Site Options

Site Ref: CA2

local services although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues but these can be mitigated. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.142 Site CA2

Site Ref: CA4								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	LG						Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Primary school not likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	O	DG		Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	nā	LG					Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	nā	nā	nā	N	N	R	DG	Negative impact on local distinctiveness. Mixed use can be accommodated on site.
15. Good quality employment opportunities available to all	nā	nā						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises several large parcels of land lying to the west of Kirk Hammerton. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative effects result from the site having								

7 Assessment of Site Options

Site Ref: CA4

poor accessibility to all local services although there is likely to be spare capacity in the primary school. Significant transport/accessibility problems have been identified requiring substantial mitigation there are some pedestrian access issues but the ability to create cycling routes. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is large enough to create new natural greenspace. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.143 Site CA4

Copgrove

Site Ref: CP1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	O			Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian movement. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: CP1

Summary: The site comprises part of a larger field lying to the west of Jubilee Mill Business Park. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services as the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there is poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.144 Site CP1

Site Ref: CP2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O			Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or adjacent to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian movement. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site is a large greenfield site that wraps around existing development. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local										

7 Assessment of Site Options

Site Ref: CP2

services an the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there is poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.145 Site CP2

Cowthorpe

Site Ref: CW1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R			Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	R	N			Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: CW1

Summary: The site lies on the southern edge of the village and comprises part of a farmstead, a bungalow and fields or parts of fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services as the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there is poor cycle and pedestrian connections. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.146 Site CW1

Dacre Banks

Site Ref: DB1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	LG	DG	R			Poor accessibility to local services except bus services, GP surgery and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R		LG	?	R	R			Some potential adverse effects but mitigation should be possible. Likely to result in loss of protected trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area has limited capacity to accommodate development with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	O	LG	N			Negative effects: Some adverse effects on watercourses, potential to affect air quality Positive effects: would utilise some brownfield land, would not result in the loss of grade 1,2 or 3 agricultural land Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems but can be addressed. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N			Buildings on site capable of conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: Greenfield site on the western side of the village. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service as well as local shopping and health facilities. There are some adverse effects on the built and natural environment but mitigation should be possible and buildings on the site are capable of conversion. There are some transport problems including pedestrian issues that can be mitigated. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

7 Assessment of Site Options

Site Ref: DB1

Recommendation: Not to allocate

Table 7.147 Site DB1

Site Ref: DB4								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	DG	Y	Some accessibility to local services, but poor accessibility to rail, and secondary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some potential adverse effects on biodiversity substantial mitigation required. Need not result in loss of protected trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	R	?	DG	na	N	Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Very adverse effects on nearby watercourses - mitigation unlikely.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	O					Bus stop within 400m. 50% or more within Flood Zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise some brownfield land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	DG	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	R	R						Loss of accessible employment site.
16. Conditions for business success, economic growth and investment	R							Existing business on site displaced.
<p>Summary: The site is located outside of the main built up area of the village in between Dacre Banks and Summerbridge and is occupied by an operational sawmill. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The primary school is likely to have spare capacity and there is some accessibility to all local services but this is poor to rail and a secondary school. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified which would require substantial mitigation although the site is large enough to incorporate new natural greenspace. Negative environmental effects arise from the the negative impact on local distinctiveness, historic</p>								

7 Assessment of Site Options

Site Ref: DB4

environment impacts and the high landscape sensitivity which has limited or no capacity to accommodate development. More than half of the site is within Flood Zone 2 and at risk of flooding. There would be positive environmental effects from the use of brownfield land but development would result in the loss of an employment site and displacement of an existing business.

Recommendation: Not to allocate

Table 7.148 Site DB4

Darley

Site Ref: DR2									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	LG	O	R	R	R		Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	R		Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	?	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y								Unlikely to have an effect on significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N		Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service,									

7 Assessment of Site Options

Site Ref: DR2

GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness. Negative environmental effects arise from the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.149 Site DR2

Site Ref: DR3								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	O	R	R	R	Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R	Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics very vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	?	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises part of a larger field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness and the historic environment. Negative environmental effects arise from the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>								

7 Assessment of Site Options

Site Ref: DR3

Recommendation: Not to allocate

Table 7.150 Site DR3

Site Ref: DR4								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R	Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	DG		N	?	O	O	No adverse effects on biodiversity. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	LG	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field and lies on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified and harm to the historic environment can be mitigated. Negative environmental effects arise from the high/medium landscape sensitivity which has limited or no capacity to accommodate development and negative impact on local distinctiveness.								

7 Assessment of Site Options

Site Ref: DR4

Recommendation: Not to allocate

Table 7.151 Site DR4

Site Ref: DR5								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	R	R	Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	DG		LG	?	R	O	Some potential adverse effects on biodiversity but mitigation possible. Need not result in loss of protected trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	?	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to have an effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises two fields lying on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness. Negative environmental effects arise from the high landscape sensitivity which has limited or no capacity to accommodate development.								

7 Assessment of Site Options

Site Ref: DR5

Recommendation: Not to allocate

Table 7.152 Site DR5

Site Ref: DR6								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	Y	R	R	R	Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R	Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics very vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. No loss of grade 1, 2 or 3 agricultural land. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N	Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian issues that can be mitigated. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Existing business on site displaced.
<p>Summary: The site comprises a field lying to the south of the village hall. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, GP and shopping facilities and employment and the primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation as can pedestrian issues although there are poor cycle connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on the historic environment and local distinctiveness. Negative environmental effects arise from the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								

7 Assessment of Site Options

Site Ref: DR6

Recommendation: Not to allocate

Table 7.153 Site DR6

Site Ref: DR7								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	Y	R	R	R	Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O	Some potential adverse effects but mitigation easy. Need not result in the loss of existing woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity:area is not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	?	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes. Poor provision for cyclists.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N	Site has been screened out.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary:Greenfield site on the southern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route with a good quality bus service and some accessibility to local services. There are some adverse effects on the natural environment but mitigation should be possible and there are no adverse effects on the built environment. Whilst there are no transport problems and provision for pedestrians is good, provision for cyclists is poor. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>								
<p>Recommendation: Forms part of draft allocation DR14. See appendix 8.</p>								

Table 7.154 Site DR7

7 Assessment of Site Options

Site Ref: DR8										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	R	R			Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	O			Some potential adverse effects but mitigation easy. Need not result in the loss of existing woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area is not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	O	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Positive effects: Unlikely to have an impact on air quality. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes. Poor provision for cyclists. Severance not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings on site capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Greenfield site on the southern edge of the village. Positive social effects are that the site is large enough to deliver significant affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route and primary school but poor accessibility to other local services. There are some adverse effects on the natural and built environment but mitigation should be possible and the										

Site Ref: DR8
site is large enough to incorporate new natural green space. Provision for pedestrians is good and there are some transport problems but mitigation is possible. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land and would utilise some brownfield land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
Recommendation: Forms part of draft allocation DR14. See appendix 8.

Table 7.155 Site DR8

7 Assessment of Site Options

Site Ref: DR9										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	Y	R	R	R			Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	R	R			Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics very vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian issues that can be mitigated. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Greenfield site on the southern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route with a good quality bus service as well as local shopping and health facilities. There are some adverse effects on the natural environment but mitigation should be possible and adverse effects on the built environment can also be mitigated although there would be a negative impact on local distinctiveness. Transport/accessibility problems and provision for pedestrians can be mitigated but provision for cyclists is poor. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.										

Site Ref: DR9

Recommendation: Forms part of draft allocation DR14. See appendix 8.

Table 7.156 DR9

7 Assessment of Site Options

Site Ref: DR10										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	O	R	R	R	R			Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O			Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate scale of development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible.. Negative effects: 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness - opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field lying on the northern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified, pedestrian links are good although there are poor cycle connections.										

Site Ref: DR10
Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on the historic environment and local distinctiveness. Negative environmental effects arise from the high/medium landscape sensitivity which is not able to accommodate the scale of development proposed.
Recommendation: Not to allocate

Table 7.157 Site DR10

7 Assessment of Site Options

Site Ref: DR12								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R	Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O	Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate scale of development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site is part of a larger field on the southern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and historic environment and the high/medium landscape sensitivity which is not able to accommodate the scale of development proposed.</p>								

Site Ref: DR12
Recommendation: Not to allocate

Table 7.158 Site DR12

7 Assessment of Site Options

Site Ref: DR13										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R			Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	O			Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate scale of development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	n/a	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible.. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N			Some transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have an effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site consists of an agricultural field extending out to the south-west from Main Street. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. Some transport/accessibility problems have been identified and there are poor cycle and pedestrian</p>										

Site Ref: DR13
connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and the high/medium landscape sensitivity which is not able to accommodate the scale of development proposed.
Recommendation: Not to allocate.

Table 7.159 Site DR13

7 Assessment of Site Options

Dishforth

Site Ref: DF1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	R								Not large enough to meet the recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	LG	LG			No adverse effects identified and potential for enhancement and net gains in biodiversity. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	Y	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness - opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises a paddock. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports and has poor accessibility to all local services except a bus service and primary school, which is likely to have capacity. No transport/accessibility problems have been identified and										

Site Ref: DF1
although there is the opportunity for improvement to pedestrian links provision for cycling is poor. No adverse effects on biodiversity have been identified and there are opportunities for a net improvement in biodiversity. Impacts on local distinctiveness and historic environment are capable of mitigation and the landscape has the capacity to accommodate the development proposed with mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and protected trees.
Recommendation: Not to allocate

Table 7.160 Site DF1

7 Assessment of Site Options

Site Ref: DF2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	R								Large enough to meet the recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	LG	LG			Some adverse effects on biodiversity but easy to mitigate. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	?	O	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	N			Buildings capable of conversion. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: DF2

Summary: The site lies on the northern edge of the village and is currently occupied by a paddock and buildings associated with West End Farm. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services except a bus service and primary school, which is likely to have capacity. No transport/accessibility problems have been identified and although there are good pedestrian links provision for cycling is poor. Some adverse effects on biodiversity and the historic environment have been identified but can be mitigated and the landscape has the capacity to accommodate the development proposed with mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate

Table 7.161 Site DF3

7 Assessment of Site Options

Site Ref: DF6										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG								Provision of affordable housing will help reduce social isolation. Large site with potential for mixed uses.
5. Culture, leisure and recreation activities available to all.	DG	R								Large enough to meet the recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R			Some adverse effects on biodiversity but easy to mitigate. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited or no capacity to accommodate development - lwith few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Not within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings / structure required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site includes agricultural land and a number of farm buildings lying on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services except a bus service and										

Site Ref: DF6
primary school, which is likely to have capacity. No transport/accessibility problems have been identified although there are some issues with pedestrian and cycle connections. Some adverse effects on biodiversity and the historic environment have been identified but can be mitigated and the landscape has the capacity to accommodate the development proposed with mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, negative impact on local distinctiveness and potential impacts on air quality.
Recommendation: Not to allocate

Table 7.162 Site DF6

7 Assessment of Site Options

Site Ref: DF7										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed uses. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet the recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	N	?	R	R			Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	DG	O	O	?	DG	O	R			Positive effects: Clean up of contaminated land. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Includes over 75% brownfield land. Negative effects: Potential to have an impact on air quality objectives. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N				Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	N									No conservation, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG			Screened out. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use could be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of employment as part of scheme encourages investment and local business expansion.

Site Ref: DF7
<p>Summary: The site comprises an area of non-operational land associated with Dishforth Airfield lying to the south of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services. The provision of employment as part of a mixed use development would encourage local business expansion providing positive economic effects. Significant transport/accessibility problems have been identified requiring substantial mitigation and there are some issues with pedestrian and cycle connections. Some adverse effects on biodiversity have been identified requiring substantial mitigation. Negative environmental effects arise from the loss of some Grade 2 agricultural land, potential impacts on air quality and the high sensitivity of the landscape which has limited or no capacity to accommodate development.</p>
<p>Recommendation: Not to allocate</p>

Table 7.163 Site DF7

7 Assessment of Site Options

Dunkeswick

Site Ref: DK1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	R			Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site lies on the western edge of the settlement and comprises two fields. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services although the primary school is likely to have capacity.										

Site Ref: DK1
No transport/accessibility problems have been identified but pedestrian and cycle links are poor. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.164 Site DK1

7 Assessment of Site Options

Site Ref: DK2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R			Some adverse effects on biodiversity but mitigation possible. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness - opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site is part of a larger field in the centre of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services although the primary school is likely to have capacity. No transport/accessibility problems have been identified but pedestrian and cycle links are poor. Some adverse effects on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>										

Site Ref: DK2
Recommendation: Not to allocate

Table 7.165 Site DK2

7 Assessment of Site Options

Villages F - G

Farnham

Site Ref: FH2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	O			Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.

Site Ref: FH2										
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified which would require substantial mitigation although the site is large enough to incorporate new greenspace. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.166 Site FH2

7 Assessment of Site Options

Site Ref: FH3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R			Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a number of fields to the north east of the village but largely detached from it. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise										

Site Ref: FH3
from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified which would require substantial mitigation although the site is large enough to incorporate new greenspace. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.167 Site FH3

7 Assessment of Site Options

Ferrensby

Site Ref: FR1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape capacity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3. Positive effects: Unlikely to impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	DG								Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: A flat, greenfield site on the southern approach to the village. Positive social effects are that the site is large enough to deliver affordable housing and help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Negative social effects are that there is poor accessibility to local services and play areas/amenity open space. There are some adverse effects on the built and natural environment but mitigation should be										

Site Ref: FR1
possible. There are no transport problems and provision for cyclists and pedestrian is good. but development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
Recommendation: Not to allocate

Table 7.168 Site FR1

7 Assessment of Site Options

Site Ref: FR2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: not able to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3. Positive effects: Unlikely to impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access issues that can be mitigated. Poor provision for cyclists.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: A flat, greenfield site on the northern end of the village. Positive social effects are that the site is large enough to deliver affordable housing and help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Negative social effects are that there is poor accessibility to local services and play areas/amenity open space. There are some adverse effects on the built and natural environment but mitigation should be possible. There are no transport problems but development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: FR2
Recommendation: Not to allocate

Table 7.169 Site FR2

7 Assessment of Site Options

Site Ref: FR3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3. Positive effects: Unlikely to impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	DG								Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises open fields on the edge of the village. Some potential adverse effects on biodiversity, the historic environment, local distinctiveness and landscape but mitigation is possible. The site size allows for affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as the site has good provision for pedestrians. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. The site has poor accessibility to local services including open space/sports although is close to an existing bus stop.										

Site Ref: FR3
Recommendation: Not to allocate

Table 7.170 Site FR3

7 Assessment of Site Options

Site Ref: FR5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	R			Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems which developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises fields to the south of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified requiring										

Site Ref: FR5
substantial mitigation and the site is large enough to incorporate new greenspace. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.171 Site FR5

7 Assessment of Site Options

Site Ref: FR6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services except bus service
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	O	O			Some adverse effects on biodiversity - easy to mitigate Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: key distinctive features vulnerable to change. Medium/low landscape capacity: limited or no capacity to accommodate development.
9. Minimal pollution levels.	N	DG	O	?	Y	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance is not a problem
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site is a plot between Moor Lane and Sunnyside. There are positive social effects in that the site can deliver some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified. Some adverse effects on biodiversity have been identified requiring substantial mitigation. Negative environmental effects arise from the loss of agricultural land, the negative impact on local distinctiveness and heritage assets, but mitigation is possible. The high/medium landscape sensitivity has limited or no capacity to accommodate development.</p>										

Site Ref: FR6
Recommendation: Not to allocate

Table 7.172 Site FR6

7 Assessment of Site Options

Flaxby

Site Ref: FX1 (New/expanded settlement)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area.
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services: but accessible to good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	Y	O			Significant adverse effects. Development need not lead to loss of woodland/trees/potential new woodland creation. Public right of way within or close to the site. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity- area not capable of accommodating development - limited opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	Y	O	R			Positive effects: Utilises some previously developed land. Negative effects: Potential to impact on air quality. Some adverse impact on water courses but can be mitigated. Loss of grade 1, 2 or 3 agricultural land. Located next to A59/A1 and railway. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	O	DG				Significant transport and /or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes, some pedestrian access and safety issues but mitigation possible. Severance can be overcome. Opportunity to provide new station.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	Y							Bus stop not within 400m (50+ dwellings). Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brown field site as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	DG			Buildings on site capable of reuse/conversion. Opportunity for high quality design. Mixed use development can be accommodated on the site.

Site Ref: FX1 (New/expanded settlement)							
15. Good quality employment opportunities available to all	DG	?					Mixed use development can be accommodated on the site including housing and employment. Proposed for employment/mixed use and public transport cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p>Summary: A large mixed use site to the south of the A59 and west of J47 A1(M) which is proposed for a new settlement. The railway line dissects the site from west to southeast. Positive social effects are achieved as the site is capable of delivering a significant amount of affordable housing as part of a mixed use development which also includes employment and community facilities and has the ability to meet the recreation needs of the area. There are significant adverse effects on the natural environment but site size provides the opportunity for new woodland creation and provision of new natural green space/ green infrastructure. Adverse effects on the built environment can be mitigated and site development provides the opportunity for high quality design. There is poor accessibility to local services and the local school is likely to be at or near capacity and require expansion. There are significant transport/accessibility and cumulative impact problems requiring substantial mitigation, but as the Harrogate Rail Line runs through the site there is the opportunity to investigate the potential to provide a new station. There is an existing bus service with a bus stop within 400m. Positive economic effects are realised by the provision of housing and employment on the site, with the provision of affordable housing also encouraging investment and local business expansion.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 7.173 Site FX1

7 Assessment of Site Options

Site Ref: FX2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	Y	O			Significant adverse effects on designated sites. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: area not able to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems which can be mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	DG			Negative impact on local distinctiveness but can be mitigated. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: FX2
<p>Summary: The site comprises several fields lying on the western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which can be mitigated but cycle and pedestrian connections are poor. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate new greenspace. Impacts on local distinctiveness and harm to the historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the medium landscape sensitivity which has limited or no capacity to accommodate development.</p>
<p>Recommendation: Not to allocate</p>

Table 7.174 Site FX2

7 Assessment of Site Options

Follifoot

Site Ref: FF1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	DG	R	R	DG	R			Some accessibility to local services, but poor accessibility to rail, secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y		N	?	Y	Y			Some adverse effects on biodiversity but substantial mitigation required. May result in loss of trees/woodland, but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	DG	N				Some transport and/or accessibility problems but minor and mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes. Severance is not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: FF1
<p>Summary: The site comprises a field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and employment. The primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated but cycle connectivity is poor. Some adverse effects on biodiversity, trees, historic environment and local distinctiveness have been identified but are all capable of mitigation and the landscape is of medium sensitivity with the capacity to accommodate some development. There are negative environmental effects from the loss of Grade 3 agricultural land.</p>
<p>Recommendation: Not to allocate</p>

Table 7.175 Site FF1

7 Assessment of Site Options

Site Ref: FF2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	O	R	R	R	R			Some accessibility to local services, but poor accessibility to rail, secondary school, GP, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	R	R			Some adverse effects on biodiversity but mitigation possible. May result in loss of trees/woodland, but mitigation possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a paddock lying between two groups of sporadic housing. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and shopping facilities and employment. The primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity, trees, historic environment and local distinctiveness have been identified but are all capable of mitigation. There are negative environmental effects from the loss of Grade 3 agricultural land and the landscape is of high sensitivity with limited or no capacity to accommodate development.</p>										

Site Ref: FF2
Recommendation: Not to allocate

Table 7.176 Site FF2

7 Assessment of Site Options

Site Ref: FF3									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	Y	R		Some accessibility to local services, but poor accessibility to rail, secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	R	R		Some adverse effects on biodiversity but substantial mitigation required. May result in loss of trees/woodland, but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site lies on the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and employment. The primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified requiring</p>									

Site Ref: FF3
substantial mitigation but the site is large enough to incorporate new greenspace. The loss of trees can also be mitigated. There are negative environmental effects from the loss of Grade 3 agricultural land, negative impact on local distinctiveness, harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.177 Site FF3

7 Assessment of Site Options

Site Ref: FF4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	Y	R			Some accessibility to local services, but poor accessibility to rail, secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	O	DG	N	?	R	R			Some adverse effects on biodiversity but mitigation possible. Likely to result in loss of trees/woodland and impact cannot be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	R	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises fields lying between sporadic housing. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and shopping facilities and employment. The primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity, historic										

Site Ref: FF4
environment and local distinctiveness have been identified but are all capable of mitigation. There are negative environmental effects from the loss of Grade 3 agricultural land and the landscape is of high sensitivity with limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.178 Site FF4

7 Assessment of Site Options

Site Ref: FF5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	LG	R	R	Y	R			Some accessibility to local services, but poor accessibility to rail, secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	?	R	R			Some adverse effects on biodiversity but substantial mitigation should enable development. May result in loss of trees/woodland which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a field separated from the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and employment. The primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated but there are poor cycle and pedestrian connections. Some adverse effects on</p>										

Site Ref: FF5
biodiversity have been identified requiring substantial mitigation but the site is large enough to incorporate new greenspace. The loss of trees can also be mitigated. There are negative environmental effects from the loss of Grade 3 agricultural land, negative impact on local distinctiveness, harm to the historic environment, loss of trees and the high landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.179 Site FF5

7 Assessment of Site Options

Site Ref: FF6 (Employment)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						n/a
2. Conditions and services to engender good health.	n/a							n/a
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							n/a
5. Culture, leisure and recreation activities available to all.	n/a	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	O	O	No adverse effects on biodiversity. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	DG	n/a	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							Neutral
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	N	N	Provides for regeneration of unattractive area. Demolition of buildings required.
15. Good quality employment opportunities available to all	LG	DG						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will encourage investment.
Summary: The site comprises an undeveloped plot within an existing business park. No adverse impacts on biodiversity or the built environment have been identified. There would be some landscape impacts as the capacity of the landscape to accommodate development has been assessed as medium/low. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Development would provide the opportunity to regenerate an unattractive area and the provision of employment would result in positive economic effects.								
Recommendation: Not to allocate.								

Table 7.180 Site FF6

Site Ref: FF7 (Employment)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						n/a
2. Conditions and services to engender good health.	n/a							n/a
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							n/a
5. Culture, leisure and recreation activities available to all.	n/a	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some adverse effects on designated sites but substantial mitigation should enable development. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited ability to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	R		N	Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG					Not within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	DG						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will encourage investment.
Summary: The site comprises various parcels of land unrelated to any settlement. Some adverse impacts on biodiversity have been identified but are capable of mitigation and there would be landscape impacts as the capacity of the landscape to accommodate development has been assessed as low. The site is well served by cycle links but significant transport/accessibility problems have been identified requiring substantial mitigation and pedestrian links are poor. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment. The provision of employment would result in positive economic effects.								

7 Assessment of Site Options

Site Ref: FF7 (Employment)

Recommendation: Not to allocate.

Table 7.181 Site FF7

Site Ref: FF8 (Employment)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						n/a
2. Conditions and services to engender good health.	n/a							n/a
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							n/a
5. Culture, leisure and recreation activities available to all.	n/a	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Poor accessibility to local services; but bus stop within 400m.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	R	Y	DG	LG	?	R	O	Significant adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	R		N	Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG					Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	DG						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will encourage investment.
Summary: The site comprises areas of grassland and woodland. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate new greenspace and there would be landscape impacts as the capacity of the landscape to accommodate development has been assessed as low. Adverse impacts on local distinctiveness and historic environment are capable of mitigation. The site is well served by cycle links but significant transport/accessibility problems have been identified requiring substantial mitigation and pedestrian links are poor, but there is a bus stop within 400m. The provision of employment would result in positive economic effects.								

7 Assessment of Site Options

Site Ref: FF8 (Employment)

Recommendation:Not to allocate.

Table 7.182 Site FF8

Site Ref: FF9								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						n/a
2. Conditions and services to engender good health.	n/a							n/a
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							n/a
5. Culture, leisure and recreation activities available to all.	n/a	R						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	R	Y	DG	N	?	R	R	Significant adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N		Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Site lies within 400m of a bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	DG						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will encourage investment.

7 Assessment of Site Options

Site Ref: FF9

Summary: The site forms part of a golf complex. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate new greenspace and there would be landscape impacts as the capacity of the landscape to accommodate development has been assessed as low. Adverse impacts on local distinctiveness and historic environment are capable of mitigation. The site is well served by cycle links but significant transport/accessibility problems have been identified requiring substantial mitigation and pedestrian links are poor. The provision of employment would result in positive economic effects.

Recommendation: Not to allocate.

Table 7.183 Site FF9

Glasshouses

Site Ref: GL1									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R		Poor accessibility to local services except bus service and school
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R		Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	LG	N		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	R		N		Some transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm elements which contribute to significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	R	N		Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises fields to the north of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services except for a bus service									

7 Assessment of Site Options

Site Ref: GL1

and primary school which has spare capacity. Some transport/accessibility problems have been identified but can be mitigated although there is poor cycle and pedestrian provision. Adverse effects on biodiversity can be mitigated. Negative environmental effects arise from the loss of agricultural land and negative impact on local distinctiveness and harm to heritage assets. The high landscape sensitivity has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.184 Site GL1

Goldsborough

Site Ref: GB1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	R	R			Poor accessibility to local services, but accessible to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	LG	?	O	O			No adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: GB1

Summary: The site comprises part of a larger field lying on the north western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.185 Site GB1

Site Ref: GB3								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	Y	R	LG	R	R	R	R	Poor accessibility to local services, but accessible to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	Y		LG	?	O	O	Some potential effects on biodiversity - easy to mitigate for. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a long, narrow site on the northern edge of the village which is part of two larger agricultural fields. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to								

7 Assessment of Site Options

Site Ref: GB3

cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. There would be negative environmental effects from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.186 Site GB3

Great Ouseburn

Site Ref: GO2										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, GP surgery and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	R			Some potential adverse effects - substantial mitigation would allow development. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: GO2

Summary: The site comprises two fields lying on the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, a secondary school, GP and employment although the primary school is likely to have capacity. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is large enough to incorporate new greenspace. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.187 Site GO2

Site Ref: GO3								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, GP surgery and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	Y	Y	Some potential adverse effects - substantial mitigation would allow development. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	N	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site adjoins a small housing development to the north east of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, a secondary school, GP and employment although the primary school is likely to have capacity. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss of Grade 3 agricultural land and the negative impact on local distinctiveness.								

7 Assessment of Site Options

Site Ref: GO3

Recommendation: Not to allocate

Table 7.188 Site GO3

Green Hammerton

Site Ref: GH3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	LG	DG	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	LG	?	R	R			No adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: GH3

Summary: The site comprises a narrow field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which are capable of mitigation although there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.189 Site GH3

Site Ref: GH6								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	LG	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	R	R	Some potential adverse effects - easy to mitigate for. Development likely to result in loss of ancient woodland, aged or veteran trees and/or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High landscape capacity: able to accommodate development without detriment and there are mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N		Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which are capable of mitigation and although pedestrian connections are good, connectivity to								

7 Assessment of Site Options

Site Ref: GH6

cycle routes is poor. Some adverse effects on biodiversity and the historic environment have been identified but these can be mitigated and the landscape has a high capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land and protected trees and the negative impact on local distinctiveness.

Recommendation: Not to allocate

Table 7.190 Site GH6

Site Ref: GH7									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	LG	Y	R		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	LG	?	R	R		No adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N			Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a narrow field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail									

7 Assessment of Site Options

Site Ref: GH7

services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which are capable of mitigation although there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.191 Site GH7

Site Ref: GH8								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	LG	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	R	O	Some potential adverse effects - easy to mitigate for. Development likely to result in loss trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	R	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	R	N		Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to have an effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: This site forms part of an option for a new settlement. See Appendix 8a - Option 2.								

7 Assessment of Site Options

Site Ref: GH8

Recommendation: Further consideration within the context of a new settlement option.

Table 7.192 Site GH8

Site Ref: GH10								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	O	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	R	O	Some potential adverse effects - easy to mitigate for. May result in loss trees -mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N	Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a large field lying to the north west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which are capable of mitigation although there are poor cycle								

7 Assessment of Site Options

Site Ref: GH10

and pedestrian connections. Some adverse effects on biodiversity have been identified but these can be mitigated as can the loss of trees. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.193 Site GH10

Site Ref: GH12 (Mixed Use)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	O	Y	R	Poor accessibility to local services except local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R	Some adverse effects identified but mitigation possible. Need not result in the loss of trees and there is potential for new woodland creation. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area not capable of accommodating development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Negative effects: Some adverse effects on watercourses. 100% greenfield, would involve the loss of grade 1, 2 or 3 agricultural land. Potential to affect air quality initiatives. Close to major road. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	O	N		Significant transport and/or accessibility problems requiring substantial mitigation. Some pedestrian access issues but mitigation possible. Good provision for cyclists. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG	Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
Summary: This site forms part of an option for a new settlement. See Appendix 8a - Option 2.								

7 Assessment of Site Options

Site Ref: GH12 (Mixed Use)

Recommendation: Further consideration within the context of a new settlement option.

Table 7.194 Site GH12

Greenhow

Site Ref: GR1								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	R	R	Significant adverse adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	DG	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: GR1

Summary: The site comprises several fields. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but cycle and pedestrian connections are poor. Development would not result in the loss of Grade 1, 2 or 3 agricultural land but there would be negative environmental effects from the impact on local distinctiveness and harm to the historic environment, adverse effects on biodiversity and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.195 Site GR1

Grewelthorpe

Site Ref: GW4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	N	N								Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	O	O		LG	?	R	R			Some adverse effects identified but appropriate mitigation possible. Would result in the loss of trees and which cannot be fully mitigated. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset - mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a field detached from the main built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is poor accessibility to all local services except a primary school but this is at or near capacity and likely to										

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Site Ref: GW4

require expansion. No transport/accessibility problems have been identified although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those in respect of the historic environment and local distinctiveness. Negative environmental effects arise from the loss trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.196 Site GW4

Site Ref: GW5								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R	Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R	Some potential adverse effects - easy to mitigate for. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	R		N	Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to effect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a large field detached from the southern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services								

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Site Ref: GW5

except a primary school but this is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but these are capable of mitigation although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.197 Site GW5

Villages H - K

Hampsthwaite

Site Ref: HM2										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	O	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O		LG	?	Y	Y			Some potential adverse effects - easy to mitigate for. Would result in the loss of trees and which cannot be fully mitigated. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development that can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	Y	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.

7 Assessment of Site Options

Site Ref: HM2						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: The site is an irregular shaped area of land adjoining a small housing development. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those in respect of the historic environment and local distinctiveness and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss trees.</p>						
<p>Recommendation: Not to allocate</p>						

Table 7.198 Site HM2

Site Ref: HM4								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	O	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	LG	?	R	R	Some potential adverse effects - easy to mitigate for. Likely to result in the loss of ancient woodland, aged or veteran trees or trees covered by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N		Significant transport and/or accessibility problems requiring mitigation through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designate or undesignated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Neutral impact.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises several fields lying on the southern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can provide for the recreation needs of the area. There is some accessibility to local services although								

7 Assessment of Site Options

Site Ref: HM4

this is poor to rail services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but these are capable of mitigation although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is large enough to incorporate an area of new greenspace. Negative environmental effects arise from the loss of protected trees, Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.199 Site HM4

Site Ref: HM5										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	O	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	?	R	R			Some potential adverse effects but mitigation possible. Likely to result in the loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site is a field lying to the south west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can provide for the recreation needs of the area. There is some accessibility to local services although this is poor to rail										

7 Assessment of Site Options

Site Ref: HM5

services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those on the historic environment and the site is large enough to incorporate an area of new greenspace. Negative environmental effects arise from the loss of protected trees, Grade 3 agricultural land, negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.200 Site HM5

Site Ref: HM6										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	Y	Y			Some potential adverse effects but mitigation possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	R							Bus stop not within 400m. 50% or more of the site is within flood zone 3a.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: HM6

Summary: The site comprises a field on the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those in respect of the historic environment and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss trees and Grade 3 agricultural land and a large part of the site is within an area at high risk of flooding.

Recommendation: Not to allocate

Table 7.201 Site HM6

Site Ref: HM8								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R	Significant adverse effects on biodiversity. Likely to result in loss of trees/woodland and impact cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	O	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises fields lying on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail								

7 Assessment of Site Options

Site Ref: HM8

services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Impacts on the build environment are capable of mitigation but negative environmental effects arise from the significant adverse effects on biodiversity, loss trees and Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.202 Site HM8

Hopperton

Site Ref: HP5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	R			Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland and trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems - mitigation possible Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Poor facilities for pedestrians Severance.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: HP5

Summary: The site comprise part of a larger field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.203 Site HP5

Site Ref: HP6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	Y	R			Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland and trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises agricultural land and is separated from any settlement. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services except a primary										

7 Assessment of Site Options

Site Ref: HP6

school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.204 Site HP6

Site Ref: HP7										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size does allow for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	O	R			Some potential adverse effects on biodiversity requiring substantial mitigation. Need not result in loss of trees or woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Would involve the loss of greenfield land. High/medium landscape sensitivity; distinctive characteristics susceptible to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. Close to major road and railway line.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	DG				Significant transport and/or accessibility problems requiring substantial new infrastructure Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Severance can be overcome
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	DG	?								Site capable of mixed use
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: HP7

Summary: The site comprises agricultural land and is separated from any settlement. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services. Significant transport/accessibility problems have been identified and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity and significant adverse effects on the historic environment have been identified that cannot be mitigated. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the high/ medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.205 Site HP7

Huby

Site Ref:										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed uses. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	Y	DG	LG	?	R	R			Significant adverse effects on biodiversity. Likely to result in loss of trees/woodland and impact cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	R	DG			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.

7 Assessment of Site Options

Site Ref:						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a number of parcels of agricultural land lying to the north west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, the negative impact on local distinctiveness and harm to the historic environment, adverse effects on biodiversity and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>						
<p>Recommendation: Not to allocate</p>						

Table 7.206 Site HB1

Site Ref: HB2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R			Some potential adverse effects but mitigation possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises an area of land lying to the south west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to local										

7 Assessment of Site Options

Site Ref: HB2

services except rail services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.207 Site HB2

Site Ref: HB3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	O	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	O			Some potential adverse effects - easy to mitigate for. Need not result in the loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O	N				Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a field on the north western edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to local services except rail services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified, connectivity to cycle routes is poor and facilities for pedestrians poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those on the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land, negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>										

7 Assessment of Site Options

Site Ref: HB3

Recommendation: Not to allocate

Table 7.208 Site HB3

Site Ref: HB4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	R			Some potential adverse effects but mitigation possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	LG	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: HB4

Summary: The site comprises an irregular shaped area of land lying between the A658 and Crag Lane. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to local services except rail services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness, harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.209 Site HB4

Site Ref: HB5								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	R	R	Poor accessibility to local services: but good accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R	Some potential adverse effects - easy to mitigate for. Need not result in the loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	R	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site lies between the A658 and the rail line and comprises two small fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to local services except rail services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects								

7 Assessment of Site Options

Site Ref: HB5

on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of some Grade 3 agricultural land, negative impact on local distinctiveness, harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.210 Site HB5

Site Ref: HB6								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R					Provision of affordable housing will help reduce social isolation. Potential for mixed uses. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	R	R	Poor accessibility to local services: but good accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R	Significant adverse adverse effects on biodiversity. Likely to result in loss of trees/woodland that cannot be mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	O	LG	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: HB6

Summary: The site comprises a number of fields on the south western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except rail services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Negative environmental effects arise from the adverse effects on biodiversity, the loss trees, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.211 Site HB6

Ingerthorpe

Site Ref: IG1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	Y	R			Poor accessibility to local services: but good accessibility to shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG		LG	?	Y	O			No adverse effects on biodiversity. Need not result in loss of trees/woodland. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except shopping facilities and the primary school is at or near capacity and										

7 Assessment of Site Options

Site Ref: IG1

likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified and impacts on local distinctiveness and historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the medium landscape sensitivity which does not have the capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.212 Site IG1

Killinghall

Site Ref: KL1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	R	R			Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N									No conservation area, designated or undesignated asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Neutral.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: KL1

Summary: The site comprises a small field detached from the built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but it is poor to rail services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.213 Site KL1

Site Ref: KL3								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	O	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	N	?	R	R	Significant adverse effects on biodiversity. Likely to result in loss of trees/woodland which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N		Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a field to the north west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but it is poor to rail services,								

7 Assessment of Site Options

Site Ref: KL3

secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, adverse effects on biodiversity, negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.214 Site KL3

Site Ref: KL5								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG							Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	LG	?	R	R	Some potential adverse effects - easy to mitigate for. May result in the loss of existing woodland but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	N	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N		Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N							No conservation area, designated or undesignated asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Neutral.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises a large field located on the south side of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but it is poor								

7 Assessment of Site Options

Site Ref: KL5

to rail services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity and trees have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.215 Site KL5

Site Ref: KL7										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	O	R	R			Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.		O	O	DG	LG	N	R	R		Some adverse effects identified but appropriate mitigation possible. Would result in the loss of trees and which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.		N	O	Y	Y	R				Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	DG	DG	N						No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG								All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	O	N				Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	R									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a commercial nursery. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except										

7 Assessment of Site Options

Site Ref: KL7

a GP and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.216 Site KL7

Site Ref: KL8										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O		LG	?	O	O			Some potential adverse effects - easy to mitigate for. Likely to result in the loss of existing woodland which cannot be fully mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop not 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site is located to the north of the village but detached from it. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except a primary school which is at or near										

7 Assessment of Site Options

Site Ref: KL8

capacity and likely to require expansion. No transport/accessibility problems have been identified and pedestrian and cycle connections are good. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees and the high/medium landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.217 Site KL8

Site Ref: KL10									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	O	R	R		Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R		Some adverse effects identified but appropriate mitigation possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N			Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N								No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises a field and lies on the south eastern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to									

7 Assessment of Site Options

Site Ref: KL10

all local services except a GP and the primary school which is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.218 Site KL10

Site Ref: KL11										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreational needs of the area. Contains feature of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	LG	R	R			Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	O			Some adverse effects identified but appropriate mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O			O	N			Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises two fields lying on the south eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a GP and the primary school which is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated although there are poor cycle and pedestrian connections. Some adverse										

7 Assessment of Site Options

Site Ref: KL11

effects on biodiversity have been identified but are capable of mitigation as are those on the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.219 Site KL11

Site Ref: KL12										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	LG	R	R			Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	R	O			Some adverse effects identified but appropriate mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	N			Positive effects: Will result in clean up, of contaminated land. Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	DG	N				Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: KL12

Summary: The site comprises a number of farm buildings, hard standings and agricultural land. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a GP and the primary school which is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.220 Site KL12

Site Ref: KL14										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	O			Some adverse effects identified but appropriate mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	N			Positive effects: Will result in clean up, of contaminated land. Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	DG									Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	DG	N			Enables regeneration of unattractive area. Buildings capable of conversion. Potential for high quality design.
15. Good quality employment opportunities available to all	DG	?								Potential for mixed use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: KL14

Summary: The site comprises a number of agricultural buildings. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the primary school which is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. The removal of the buildings currently on site would have positive effects on the historic environment and regeneration of an unattractive area. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.221 Site KL14

Site Ref: KL15										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	R	R			Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N									No conservation area, designated or undesignated asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	DG			Demolition required. Site screened out.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: KL15

Summary: The site comprises a farmstead and agricultural land and is separated from the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school although this is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high/medium landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.222 Site KL15

Site Ref: KL16								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	O	R	R	Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	R	R	Some adverse effects identified but appropriate mitigation possible. Likely to result in the loss of ancient woodland, aged or veteran trees or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N	Buildings on site capable of conversion. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises a property in substantial grounds. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services								

7 Assessment of Site Options

Site Ref: KL16

except a bus service and GP and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by cycle and pedestrian links. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high/medium landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.223 Site KL16

Site Ref: KL17									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	R		Some adverse effects identified but appropriate mitigation possible. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site includes parts of a number of fields. There are positive social effects in that the site is large enough to deliver some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the primary school though this is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by pedestrian links. Some adverse effects on biodiversity have been identified</p>									

7 Assessment of Site Options

Site Ref: KL17

but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.224 Site KL17

Kirby Hill

Site Ref: KB2										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O	DG	LG	?	O	O			Some potential adverse effects - easy to mitigate for. Likely to result in the loss of existing woodland which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	R	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N			Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: KB2

Summary: The site comprises a farmstead and part of a larger field on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and primary school although this is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by pedestrian links. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of local distinctiveness and historic environment. Negative environmental effects arise from the loss of Grade 1 agricultural land and woodland, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.225 Site KB2

Site Ref: KB3										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	O	O			Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	R	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: KB3

Summary: The site comprises a field on the north western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and primary school although this is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation but cycle and pedestrian connections are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of local distinctiveness and historic environment. Negative environmental effects arise from the loss of Grade 1 agricultural land, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.226 Site KB3

Site Ref: KB4										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O			Some adverse effects identified but appropriate mitigation possible. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	R	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

7 Assessment of Site Options

Site Ref: KB4

Summary: The site is a large field lying between Leeming Lane (the B6265) and the A1(M). There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and primary school although this is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of local distinctiveness. Negative environmental effects arise from the loss of Grade 1 agricultural land, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.227 Site KB4

Site Ref: KB5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	LG								Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R	R		Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R	R		Some adverse effects identified but appropriate mitigation possible. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	R	R	R		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N	O	O		Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: KB5

Summary: The site comprises large areas of farmland and is located north of the Kirby Hill. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school although this is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 1/2 agricultural land, potential impact on air quality, negative impact on local distinctiveness, harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.228 Site KB5

Kirk Deighton

Site Ref:								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	Y		N	?	O	Y	Significant adverse adverse effects on biodiversity. Likely to result in loss of trees/woodland which can be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: able to accommodate development proposed but only mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	Y	O	R	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	N	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref:
Summary: The site comprises Croft Business Park. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. The landscape has the capacity to accommodate the development proposed but negative environmental effects arise from the loss of Grade 2 agricultural land and trees, adverse effects on biodiversity and the negative impact on local distinctiveness.
Recommendation: Not to allocate

Table 7.229 Site KD1

Site Ref: KD4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	O	O			Some potential adverse adverse effects on biodiversity that can be mitigated. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site is part of a larger field lying to the north west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are										

7 Assessment of Site Options

Site Ref: KD4

capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high/medium landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.230 Site KD4

Site Ref: KD6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services except bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	Y		N	?	LG	LG			Significant adverse adverse effects on biodiversity. Likely to result in loss of trees/woodland which can be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									Neutral impact
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N			Neutral impact
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: Not to allocate										
Recommendation: The site forms part of a larger field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to local services except for a bus service. There are transport/accessibility problems										

7 Assessment of Site Options

Site Ref: KD6

requiring mitigation and there are poor cycle and pedestrian connections. Negative environmental effects arise significant effects on biodiversity and the loss of agricultural land, though the site can accommodate some development with little harm to local distinctiveness or to the historic environment.

Table 7.231 Site KD6

Kirk Hammerton

Site Ref: KH1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	LG	R	R	R	Y	R			Poor accessibility to local services: but good accessibility to bus service, rail and shopping..
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	LG	LG			Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development with appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	O	Y	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road/railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

7 Assessment of Site Options

Site Ref: KH1

Summary: The site comprises a dwelling, various outbuildings an orchard and extensive garden/paddock and lies to the north east of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except bus and rail services and shopping facilities although the primary school is likely to have capacity. Significant transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on the historic environment and the landscape has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 3 agricultural land and the negative impact on local distinctiveness.

Recommendation: Not to allocate

Table 7.232 Site KH1

Site Ref: KH5								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	DG	LG	R	R	R	R	Poor accessibility to local services: but good accessibility to rail and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	O	DG	N	?	R	R	No adverse effects on biodiversity. Likely to result in the loss of existing woodland which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N		Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	LG	R						Site is only being proposed for residential development. Loss of employment site.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except rail services and primary school which is likely to have capacity. Significant transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections.								

7 Assessment of Site Options

Site Ref: KH5

No adverse effects on biodiversity have been identified and impacts on historic environment and local distinctiveness can be mitigated. Negative environmental effects arise from the loss of Grade 3 agricultural land, loss of trees and the high landscape sensitivity which has limited or no capacity to accommodate development. Negative economic effects would arise from the loss of an employment site.

Recommendation: Not to allocate

Table 7.233 Site KH5

Site Ref: KH6								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	O	R	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service and rail.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	O	O	No adverse effects on biodiversity. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	LG		Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	DG	DG	Redevelopment provides an opportunity for good quality design. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: This site forms part of an option for a new settlement. See Appendix 8a - Option 2.								

7 Assessment of Site Options

Site Ref: KH6

Recommendation: Further consideration within the context of a new settlement option.

Table 7.234 Site KH6

Site Ref: KH7								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R	Poor accessibility to local services: but good accessibility to bus service and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	N	?	R	R	Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N		Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	DG	Site screened out. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a large arable field to the north of the A59, detached from the main part of the settlement. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects								

7 Assessment of Site Options

Site Ref: KH7

arise from the poor accessibility to all local services except a bus service and primary school. Significant transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but can be mitigated. Negative environmental effects arise from the loss of Grade 3 agricultural land, the high landscape sensitivity which has limited or no capacity to accommodate development, potential impact on air quality and negative impact on local distinctiveness.

Recommendation: Not to allocate

Table 7.235 Site KH7

Site Ref: KH9								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	LG	R	R	R	Y	R	Poor accessibility to local services: but good accessibility to bus service, rail and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	DG	DG	Some potential adverse effects on biodiversity that can be mitigated. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Low landscape sensitivity: distinctive characteristics are robust. High landscape capacity: able to accommodate development with appropriate mitigation.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	R	Positive effects: Unlikely to have an impact on air quality. Neutral or slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N		Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a grassed plot lying adjacent and to the south of the A59. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus and rail service and primary school. Significant transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been								

7 Assessment of Site Options

Site Ref: KH9

identified but can be mitigated as can those in respect of local distinctiveness and the historic environment and with appropriate mitigation the landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 3 agricultural land.

Recommendation: Not to allocate

Table 7.236 Site KH9

Site Ref: KH13								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	Y	R	Poor accessibility to local services: but good accessibility to bus service, rail and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	Y	Some adverse effects on biodiversity - easy to mitigate Need not result in loss of trees Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed but only mitigated in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N		Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site to the south of the A59. There are positive social effects in that the site is large enough to deliver some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except a bus, rail service and shopping. Some transport/accessibility problems have been identified which are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but can be mitigated as can those in respect of local distinctiveness and the historic environment and with appropriate mitigation the landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of agricultural land.								

7 Assessment of Site Options

Site Ref: KH13

Recommendation: Not to allocate

Table 7.237 Site KH13

Site Ref: KH14								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	Y	R	Poor accessibility to local services: but good accessibility to bus service, rail and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	Y	Y	Some adverse effects on biodiversity - easy to mitigate. Potentially result in loss of trees but can be mitigated. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed but only mitigated in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N		Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to affect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site to the south of the A59. There are positive social effects in that the site is large enough to deliver some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except a bus, rail service and shopping. Some transport/accessibility problems have been identified which are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but can be mitigated as can those in respect of local distinctiveness. There is unlikely to be any affect on heritage assets and the historic environment and with appropriate mitigation the landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of agricultural land.								

7 Assessment of Site Options

Site Ref: KH14

Recommendation: Not to allocate

Table 7.238 Site KH14

Kirkby Malzeard

Site Ref: KM1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	O	DG	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	Y		LG	?	O	O			Some potential adverse effects on biodiversity that can be mitigated. May result in loss of trees/woodland which can be mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	DG	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	DG	N			Demolition of buildings / structures required. Redevelopment provides for high quality design.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	R									Existing businesses on site will be displaced.

7 Assessment of Site Options

Site Ref: KM1

Summary: The site is currently in use as a dairy and lies on the eastern end of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the primary school is expected to have capacity. No transport/accessibility problems have been identified and although cycle connections are good, pedestrian routes are poor. Some adverse effects on biodiversity, trees and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the high/medium landscape sensitivity which has limited or no capacity to accommodate development and there would be negative economic effects through the displacement of an existing business.

Recommendation: Not to allocate

Table 7.239 Site KM1

Site Ref: KM2									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not feature recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	LG	DG	R		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	R		LG	?	R	R		Some potential adverse effects on biodiversity that can be mitigated. Likely to result in loss of ancient woodland, aged or veteran trees or trees protected by TPO. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na							Site is only being proposed for residential development. Loss of employment site.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises three fields lying on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the primary school is expected to have capacity. No transport/accessibility problems have been identified and although cycle connections are good, pedestrian routes are poor. Some adverse effects on</p>									

7 Assessment of Site Options

Site Ref: KM2

biodiversity have been identified which are capable of mitigation as can those on the historic environment and local distinctiveness. Negative environmental effects arise from the loss of Grade 3 agricultural land and protected trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.240 Site KM2

Site Ref: KM3								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not feature of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, GP, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O	Some potential adverse effects on biodiversity that can be mitigated. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a field lying to the east of but detached from the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school, GP and shopping facilities and employment and the primary school is expected to have capacity. No transport/accessibility problems have been identified and although cycle connections can be made, pedestrian routes are								

7 Assessment of Site Options

Site Ref: KM3

poor. Some adverse effects on biodiversity have been identified which are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, negative impact on local distinctiveness, harm to historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.241 Site KM3

Site Ref: KM6								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	O	DG	R	Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	R	R	Some potential adverse effects but mitigation should be possible. Likely to result in the loss of protected woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area has very limited capacity of accommodating development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	O	N		Negative effects: some adverse effects on watercourses. Positive effects: unlikely to have an impact on air quality, utilises brownfield land. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N		No transport and/or accessibility impact problems. Good provision for cyclists. Some pedestrian access issues but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N	Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: Greenfield site to the east of the village. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to play area/amenity open space, is large enough to help meet the recreation needs of the area and the local primary school is likely to have spare capacity. There is some accessibility to local services including a good quality bus service. Negative environmental effects are likely on biodiversity, landscape which can be mitigated. Mitigation opportunities are more limited with regard to the impact on the built heritage. There are no transport problems and/or accessibility access problems and provision for cyclists is good however there are some pedestrian access issues but these can be mitigated. Development would lead to the loss of some Grade 3 and 4 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.								
Recommendation: Not to allocate								

Table 7.242 Site KM6

7 Assessment of Site Options

Villages L - M

Lingerfield

Site Ref:								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Proposed for employment.
2. Conditions and services to engender good health.	n/a							Proposed for employment.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N						Proposed for employment. Does not features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R	Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	R	LG	DG	LG	?	Y	LG	Significant adverse effect on biodiversity. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. High/medium landscape capacity: able to accommodate development and impact reduced through appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R		N	Some transport and/or accessibility problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to have impact on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	LG							Proposed for employment.

Site Ref:										
16. Conditions for business success, economic growth and investment	DG	DG								Provision of employment will support local economy.
<p>Summary: The site is a field lying immediately to the west of Nidd Valley Business Park. Some transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Negative impacts on local distinctiveness would be capable of mitigation and the landscape has the capacity to accommodate development. Negative environmental effects would result from the loss of Grade 3 agricultural land and significant adverse effects on biodiversity. There would be some landscape impacts as the capacity of the landscape to accommodate development has been assessed as medium/low. The provision of employment would result in positive economic effects.</p>										
<p>Recommendation: Not to allocate.</p>										

Table 7.243 Site LG1

7 Assessment of Site Options

Little Ribston

Site Ref: LR2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	R			Some potential adverse effects on biodiversity that can be mitigated. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N				Some transport and/or accessibility problems - can be mitigated Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: LR2
<p>Summary: The site comprises parts of two larger fields lying on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on the historic environment. Negative environmental effects arise from the loss of Grade 2/3 agricultural land and protected trees, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>
<p>Recommendation: Not to allocate</p>

Table 7.244 Site LR2

7 Assessment of Site Options

Littlethorpe

Site Ref: L11										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	O		Poor accessibility to local services; but within walking distance of a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	Y			Some potential adverse effects on biodiversity but easy to mitigate for. Need not result in loss of existing woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: able to accommodate development proposed with mitigation in part.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?		R	R	N				Some transport and/or accessibility mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	LG									Likely to enhance significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N			Provides for regeneration of area. Demolition of buildings / structures required. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: L11

Summary: The site comprises a farmstead. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except employment and the primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated although pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation, the landscape has the capacity to accommodate development with mitigation and development would have a positive effect on the historic environment.

Recommendation: Not to allocate

Table 7.245 Site L11

7 Assessment of Site Options

Site Ref: LI2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	O		Poor accessibility to local services; but within walking distance of a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R		O		Some potential adverse effects on biodiversity requiring substantial mitigation. Need not result in loss of existing woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y		N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?				R		N		Some transport and/or accessibility mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O		N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development. Loss of employment site.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site includes part of a large field in agricultural use and the house, garden and agricultural buildings associated with Home Farm. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except employment and the primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those in respect of local distinctiveness and the historic environment. Negative environmental impacts arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>										

Site Ref: L12
Recommendation: Not to allocate

Table 7.246 Site L12

7 Assessment of Site Options

Site Ref: LI3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Y		Poor accessibility to local services; but within walking distance of a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O			Some potential adverse effects on biodiversity - mitigation should be possible. Need not lead to loss of woodland/trees. High/medium landscape sensitivity - limited opportunities for mitigation. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to impact on achievement of Air Quality objectives. Negative effects: Some adverse effects on nearby water courses but mitigation possible. Loss of greenfield site/Grade 3 Agricultural land. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?		R	R	N				Some transport/accessibility related problems but can be addressed. Lack of pedestrian facilities. Severance is an issue. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site is a field in agricultural use lying slightly lower than the surrounding land and surrounded by mature trees and hedgerows. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. There is poor accessibility to local services except being within walking distance of major employment. There are some adverse effects on the natural environment which can be mitigated. There are unlikely to be any adverse effects on the built heritage and those on local distinctiveness can be mitigated. There are some transport problems which can be mitigated and provision for pedestrians is poor. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.247 Site LI3

Site Ref: LI4										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Y		Poor accessibility to local services; but within walking distance of a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	LG	Y			Some potential adverse effects on biodiversity - mitigation should be possible. Need not lead to loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: area capable of accommodating development with mitigation in part. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to impact on achievement of Air Quality objectives. Negative effects: Neutral or slight effects on nearby water courses. Loss of greenfield site/Grade 3 Agricultural land. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?		R	R	N				Some transport/accessibility related problems but can be addressed. Lack of pedestrian facilities. Severance is an issue. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	O	N			Demolition of buildings or structures required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: Greenfield site to the north of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the local primary school is also likely to have spare capacity. The site is not large enough to help meet the recreation needs of the area. There is poor accessibility to local services except being within walking distance of major employment. There are some adverse effects on the natural environment which can be mitigated. There are unlikely to be any adverse effects on the built heritage and those on local distinctiveness can be mitigated. There are some transport problems which can be mitigated and provision for pedestrians is poor. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.248 Site LI4

7 Assessment of Site Options

Long Marston

Site Ref: LM1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	O		N	?	O	R			Some potential adverse effects on biodiversity requiring substantial mitigation. Likely to result in loss of existing woodland or trees that cannot be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises parts of two fields adjoining the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except a										

Site Ref: LM1
bus service and primary school although this is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of the historic environment. Negative environmental effects arise from the loss of Grade 2 agricultural land and protected trees, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.249 Site LM1

7 Assessment of Site Options

Site Ref: LM2										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	LG			Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. High/medium landscape capacity: able to accommodate development and detriment reduced with mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N			Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a paddock. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is poor accessibility to all local services except a bus service and primary school although this is likely to have capacity. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of the historic environment and local distinctiveness. The landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land.</p>										

Site Ref: LM2
Recommendation: Not to allocate

Table 7.250 Site LM2

7 Assessment of Site Options

Site Ref: LM3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	LG	?	Y	Y			No adverse effects on biodiversity. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development and opportunities may be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport and/or accessibility but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have impact on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises part of a larger field to the south west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except a bus service										

Site Ref: LM3
and primary school although this is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated although there are poor cycle and pedestrian connections. No adverse effects on biodiversity or the historic environment have been identified and negative impacts on local distinctiveness are capable of mitigation. The landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2.
Recommendation: Not to allocate

Table 7.251 Site LM3

7 Assessment of Site Options

Site Ref: LM4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	Y			No adverse effects on biodiversity. Need not result in loss of existing woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development and opportunities may be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N			Significant transport and/or accessibility mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises part of a larger field to the south west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except a bus service										

Site Ref: LM4

and primary school although this is likely to have capacity. Significant transport/accessibility problems have been identified but these can be mitigated although there are poor cycle and pedestrian connections. No adverse effects on biodiversity but there is likely to be harm to the historic environment and negative impacts on local distinctiveness. The landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate

Table 7.252 Site LM4

7 Assessment of Site Options

Low Laithe

Site Ref: LL1 Housing or employment										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	LG		Poor accessibility to local services: but good accessibility to bus service and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	R	Y		LG	?	R	R			Significant adverse effects on biodiversity. May result in loss of woodland or trees but can be mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	R	?	Y	LG	N			Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Very adverse effects on nearby watercourses - mitigation unlikely. Would involve the loss of some greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility but mitigation possible through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	Y									Unlikely to affect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	R	R								Loss of employment site. Loss of employment site accessible by public transport.
16. Conditions for business success, economic growth and investment	DG									Provision of employment will support local economy.

Site Ref: LL1 Housing or employment

Summary: The site is located to the south of Low Laithe, a little distance away from the existing built form of the settlement, which has been partly used as a trout farm. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on site provision. Negative social effects arise from the poor accessibility to all local services except a bus service and employment although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation although there are poor cycle and pedestrian connections. The loss of trees and impact on local distinctiveness are capable of mitigation. Negative environmental effects arise from the significant adverse effects on biodiversity and watercourses and the high landscape sensitivity which has limited or no capacity to accommodate development. The site is being proposed for either housing or employment development: the former would result in negative economic effects as it would involve the loss of an existing employment site.

Recommendation: Not to allocate

Table 7.253 Site LL1

7 Assessment of Site Options

Site Ref: LL2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Y		Poor accessibility to local services: but good accessibility to bus service and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	R	Y		LG	?	R	R			Significant adverse effects on biodiversity. May result in loss of woodland or trees but can be mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport and/or accessibility but mitigation possible through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Prominence of site will have a negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a field on the north western edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on site provision. Negative social effects arise from the poor accessibility to all local services except a bus service and employment although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation although there are poor cycle and pedestrian connections. The loss of trees and impact on a heritage asset are capable of mitigation. Negative environmental effects arise from the significant adverse effects on biodiversity, negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>										

Site Ref: LL2
Recommendation: Not to allocate

Table 7.254 Site LL2

7 Assessment of Site Options

Lower Dunsforth

Site Ref: LD1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	O			No adverse effects on biodiversity. Need not result in loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development without detriment and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	Y	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	R							Bus stop not within 400m. 50% or more within Flood Zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N			Demolition of buildings would be required. Prominence of site will have a negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: LD1
<p>Summary: The site comprises a number of farm buildings on the southern side of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports and there are further negative social effects from the poor accessibility to all local services although the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified and impacts on the historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the medium landscape sensitivity which has limited or no capacity to accommodate development. Over half the site is also in an area at high risk of flooding.</p>
<p>Recommendation: Not to allocate</p>

Table 7.255 Site LD1

7 Assessment of Site Options

Site Ref: LD2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R			Some potential effects on biodiversity. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	O	O	N				Some transport and/or accessibility problems which developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	R							Bus stop not within 400m. 50% or more within Flood Zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings would be required. Prominence of site will have a negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: LD2

Summary: The site comprises fields and house/buildings and lies to the south of but detached from the edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on site provision. There are further negative social effects from the poor accessibility to all local services although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but these can be mitigated although there are poor cycle and pedestrian connections. Impacts on the historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development. Over half the site is also in an area at high risk of flooding.

Recommendation: Not to allocate

Table 7.256 Site LD2

7 Assessment of Site Options

Markington

Site Ref: MK1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	Y	R			Poor local accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	R	O		LG	?	O	R			Significant adverse on biodiversity. Likely to result in the loss of woodland/trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: key characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	R	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Very adverse effects on nearby watercourses - mitigation unlikely. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N			Significant transport and/or accessibility impact problem requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Lack of pavements does not encourage pedestrian access to local services. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	Y							Bus stop within 400m. Up to 50% within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.

Site Ref: MK1						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a predominately wooded area lying on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to local services except shopping and primary school but this at or near capacity and likely to require expansion. Some adverse impacts on local distinctiveness and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, the adverse effects on biodiversity and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>						
<p>Recommendation: Not to allocate</p>						

Table 7.257 Site MK1

7 Assessment of Site Options

Site Ref: MK8										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	Y	R			Poor local accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	O	R			Some potential adverse effects but mitigation should be possible. May result in the loss of woodland/trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity:area has limited capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Negative effects: Some adverse effects on watercourses,100% greenfield,would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	DG	DG	N				No transport and/or accessibility impact problems. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% of more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R				Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: Greenfield site situated south-east of the High Street. Positive social effects are that the site is large enough to provide affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is poor accessibility to some local services there is good accessibility to the primary school and local shopping facilities.. There are some adverse effects on the natural environment including the loss of trees however mitigation is possible and the site is large enough to incorporate new natural green space including new woodland. There are some</p>										

Site Ref: MK8

adverse effects on the built environment where mitigation may be more difficult. There are no transport problems and good provision for pedestrians however existing provision for cyclists is poor. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Not to allocate

Table 7.258 Site MK8

7 Assessment of Site Options

Marton le Moor

Site Ref: ML1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	R		Poor local accessibility to local services except bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	O			No adverse effects on biodiversity. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development without detriment and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	O	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R		N			Some transport and/or accessibility problems, but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Significance barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: ML1
Summary: The site comprises a paddock between Whitegate Lane and Chapel Lane with a bungalow on the northern road frontage. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified and impacts on local distinctiveness and historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the medium landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.259 Site ML1

7 Assessment of Site Options

Site Ref: ML3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	R		Poor local accessibility to local services except bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	LG	N	?	R	O				No adverse effects on biodiversity. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity:area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Negative effects: Some adverse effects on watercourses,100% greenfield,would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R	N				Some transport/and accessibility problems but can be addressed. Poor provision for cyclists. Poor provision for pedestrians. Increased public transport provision and extension of services cannot be predicted at this stage. Significance barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: Paddock to the south of the village. Positive social effects are that the site is large enough to affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service. There are some adverse effects on the built and natural environment but mitigation should be possible. There are some transport problems which can be mitigated however existing provision for cyclists and pedestrians is poor. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: ML3

Recommendation: Not to allocate

Table 7.260 Site ML3

7 Assessment of Site Options

Marton cum Grafton

Site Ref: MG1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	DG	R			Poor local accessibility to local services except bus services, primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R			Some potential adverse affects - mitigation should be possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity:area has limited capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Negative effects: Some adverse effects on watercourses,100% greenfield,would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N			Some transport/and accessibility problems but can be addressed. Poor provision for cyclists. Poor provision for pedestrians. Increased public transport provision and extension of services cannot be predicted at this stage. Significance barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings on site capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: Large farmstead located on the southern edge of the village. Positive social effects are that the site is large enough to provide a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service, primary school and local shopping. There are some adverse effects on the built and natural environment but mitigation should be possible, although more limited for the historic environment. There are buildings on site that are capable of conversion.										

Site Ref: MG1

There are some transport problems which can be mitigated however existing provision for cyclists and pedestrians is poor. Development would lead to the loss of Grade 2 and 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Not to allocate

Table 7.261 Site MG1

7 Assessment of Site Options

Site Ref: MG2									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	DG	R		Poor accessibility to local services: but good accessibility to bus service, primary school and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	O	O		Some potential effects on biodiversity. Need not result in loss of existing woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development without detriment and mitigation opportunities limited.
9. Minimal pollution levels.	DG	DG	Y	?	DG	Y	N		Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	O	O	N			Some transport/and accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	Y								Unlikely to affect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N		Provides for regeneration of unattractive area. Demolition of buildings required. Provides opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a							Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses .
Summary: The site comprises former Yorkshire Water operational land. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is poor accessibility to local services except a bus service, shopping facilities and primary school although this is likely to have									

Site Ref: MG2
spare capacity. Some transport/accessibility problems have been identified which can be mitigated but there are poor cycle and pedestrian connections. Development would provide for the regeneration of an unattractive area but negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.262 Site MG2

7 Assessment of Site Options

Site Ref: MG3										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school unlikely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	R			Some potential effects on biodiversity. Need not result in loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	DG	DG	N				Some transport/and accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings / structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: This site comprises land and buildings associated with Prospect Farm and part of a larger grass field and a small paddock. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to local services except a bus service and primary school. Some transport/accessibility problems have been identified which can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Impacts on local										

Site Ref: MG3
distinctiveness and historic environment can be mitigated but negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.263 Site MG3

7 Assessment of Site Options

Site Ref: MG4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	R			Some potential effects on biodiversity. Need not result in loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N	R			Some transport/and accessibility problems but can be addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: The site comprises two small grassed fields at the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is poor accessibility to local services except a bus service and primary school. Some transport/accessibility problems have been identified which can be mitigated but there are poor cycle and pedestrian connections. Negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>										

Site Ref: MG4

Recommendation: Not to allocate

Table 7.264 Site MG4

7 Assessment of Site Options

Site Ref: MG5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	Y	R			Poor accessibility to local services: but good accessibility to bus service, primary school and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R			Some potential effects on biodiversity - substantial mitigation to enable development. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	O	N				Some transport/and accessibility problems but can be addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises two fields on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to local services except a bus service, shopping										

Site Ref: MG5
facilities and primary school. Some transport/accessibility problems have been identified which can be mitigated but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.265 Site MG5

7 Assessment of Site Options

Site Ref: MG6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	Y	R			Poor local accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	O	O			Significant adverse effects. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity:area has limited capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Negative effects: Some adverse effects on watercourses,100% greenfield,would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N				Some transport/and accessibility problems but can be addressed. Poor provision for cyclists. Poor provision for pedestrians. Increased public transport provision and extension of services cannot be predicted at this stage. Significance barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Greenfield site at the south-western edge of the village. Positive social effects are that the site is large enough to provide affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to the primary school and local shopping facilities. There are some adverse effects on the built and natural environment and mitigation opportunities may be limited, however the site is large enough to incorporate new natural green space and add to green infrastructure. There are some transport problems which can										

Site Ref: MG6
be mitigated however existing provision for cyclists and pedestrians is poor. Development would lead to the loss of Grade 2 and 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
Recommendation: Site includes draft allocation MG7. See appendix 8.

Table 7.266 Site MG6

7 Assessment of Site Options

Melmerby

Site Ref: MB1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	LG		Poor accessibility to local services; but accessible to nearest major employment area.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	O	O			Some potential adverse effects but mitigation should be possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - some capacity for development but limited opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to impact on air quality. Surface water effects but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Loss of green field site/50%+ Grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Lack of pavements/facilities for pedestrians.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of bus stop (50+dwelling). Wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Site redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site lies at the southern entrance to the village on the edge of the built up area. Some potential adverse environmental effects but mitigation should be possible, including the provision of new natural green space, adding to green infrastructure. However, development would result in the loss of ancient woodland/aged or veteran trees and/or trees protected by TPO and the loss of Grade 2 agricultural land. In relation to positive social effects the site will allow affordable housing to be provided reducing social isolation, and the local primary school is likely to have spare capacity. The site is also accessible open space/outdoor sports facilities and can help meet the needs of the local area. The site has poor accessibility to local services, but is accessible to a major employment area. Provision of affordable housing will encourage investment and local business expansion having positive economic effects.</p>										

Site Ref: MB1
Recommendation: Not to allocate

Table 7.267 Site MB1

7 Assessment of Site Options

Site Ref: MB2 (employment)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Proposed for employment.
2. Conditions and services to engender good health.	n/a							Proposed for employment.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N						Proposed for employment. Does not include features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	LG	Poor accessibility to local services: but good accessibility to employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	DG		LG	?	O	Y	Some potential adverse effects but mitigation should be possible. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - some capacity for development but limited opportunities for mitigation. Medium landscape capacity - some capacity for development but mitigation only in part.
9. Minimal pollution levels.	N	DG	O	?	DG	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Utilises brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land. Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N		Significant transport/and accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Not within 400m of bus stop (50+ dwellings). Wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N							There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	N	N	Provides for regeneration of unattractive area. Demolition of buildings/structures required.
15. Good quality employment opportunities available to all	LG	?						Proposed for employment.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will support local economy.
Summary: The site lies to the west of an existing business park. Additional employment use will bring positive social effects such as training and apprenticeship opportunities. Whilst there is poor accessibility to local services the site adjoins a major area of employment. Some adverse effects on the natural environment but mitigation is possible. There are negative effects in relation to the loss of Grade 3 agricultural land but no adverse effects on the built environment and positive effects as development provides the opportunity for regeneration. Positive economic effects are realised by the provision of further employment land encouraging investment and supporting local business expansion.								

Site Ref: MB2 (employment)

Recommendation: Not to allocate.

Table 7.268 Site MB2

7 Assessment of Site Options

Middleton Quernhow

Site Ref: MQ1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	O		N	?	R	R			Some potential adverse effects but substantial mitigation should enable development. Likely to result in loss of trees which cannot be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	O	N				Some transport/and accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of bus stop (50+dwelling). Wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	R	N			Provides for regeneration of unattractive area. Buildings / structures capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: MQ1
<p>Summary: The site comprises three separate parcels of land lying to the west, north and east of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>
<p>Recommendation: Not to allocate</p>

Table 7.269 Site MQ1

7 Assessment of Site Options

Minskip

Site Ref: MS1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	R	R			Poor accessibility to local services: but good accessibility to bus service and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	O		N	?	R	R			Some potential adverse effects but mitigation should be possible. Likely to result in the loss of trees which cannot be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	O	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O		N			Some transport/and accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access and safety issues. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	R	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	R									Provision of affordable housing will help support existing businesses.

Site Ref: MS1
<p>Summary: The site lies on the eastern side of the village and comprises a brick cottage and garage on the road frontage with industrial premises to the rear of this and a rectangular field beyond. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and secondary school and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but these can be mitigated although cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>
<p>Recommendation: Not to allocate</p>

Table 7.270 Site MS1

7 Assessment of Site Options

Site Ref: MS2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	O		Poor accessibility to local services: but good accessibility to bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R			Some potential adverse effects requiring substantial mitigation. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport/and accessibility problems that can be addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land. loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: The site comprises farm buildings and a large paddock to the rear on the western side of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor										

Site Ref: MS2
accessibility to all local services except a bus service and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but these can be mitigated although cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate

Table 7.271 Site MS2

7 Assessment of Site Options

Site Ref: MS4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	R	R			Poor accessibility to local services: but good accessibility to bus service and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	R	R			No adverse effects on biodiversity. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport/accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access and safety issues. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage interest.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Site screened out.
15. Good quality employment opportunities available to all	n/a	DG								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: The site comprises a field detached from any settlement. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except										

Site Ref: MS4

a bus service and secondary school and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although cycle and pedestrian links are poor. No adverse effects on biodiversity or the built environment have been identified. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.272 Site MS4

7 Assessment of Site Options

Site Ref: MS5								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	R	R	Poor accessibility to local services: but good accessibility to bus service and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	DG	DG	DG	LG	?	R	R	No adverse effects on biodiversity. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R	Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N		Some transport/accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage interest.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Site screened out.
15. Good quality employment opportunities available to all	DG	DG						Mixed use can be accommodated. Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .

Site Ref: MS5

Summary: The site comprises a field detached from any settlement. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and secondary school and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although cycle and pedestrian links are poor. No adverse effects on biodiversity or the built environment have been identified. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.273 Site MS5

7 Assessment of Site Options

Site Ref: MS6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	DG	DG		LG	?	Y	Y			No adverse effects on biodiversity. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development which can be mitigated in part.
9. Minimal pollution levels.	N	DG	Y	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				Some transport/and accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Lack of pavements does not encourage pedestrian access. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to affect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field at the southernmost end of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to										

Site Ref: MS6

all local services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but these can be mitigated although cycle and pedestrian links are poor. No adverse effects on biodiversity have been identified and negative impacts on local distinctiveness can be mitigated. The landscape has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate

Table 7.274 Site MS6

7 Assessment of Site Options

Villages N - R

Nidd

Site Ref: NI1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses.. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R			Some potential effects on biodiversity but mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N			Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.

Site Ref: NI1										
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: This is a long narrow site that lies to the south of the Nidd Hall Hotel. There are positive social effects as the site size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and it can also meet the recreational needs of the area. The site has poor accessibility to local services and some transport/accessibility problems have been identified but these are capable of mitigation with poor provision for cyclists and pedestrians. Some potential effects on biodiversity have been identified but mitigation possible and the site is large enough to incorporate new natural greenspace though development is likely to lead to the loss of trees. The site has high landscape sensitivity and limited or no ability to accommodate development.</p> <p>The site comprises two fields adjoining the northern edge of the built up area of Harrogate. There are positive social effects in that the site site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Some transport/accessibility problems have been identified but these are capable of mitigation. The site has some accessibility to local services but this is poor for rail, secondary school, GP and shopping facilities and the local primary school is at or near capacity and likely to require expansion. There are some transport/accessibility effects but these can be mitigated and new cycle routes can be created. Negative environmental effects arise from the significant adverse effects on biodiversity, high sensitivity of the landscape which has limited or no capacity to accommodate development of the scale proposed, the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and likely harm to the historic environment which cannot be mitigated.</p>										
<p>Recommendation: Not to allocate.</p>										

Table 7.275 Site NI1

7 Assessment of Site Options

North Rigton

Site Ref: NR1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R			Some potential adverse effects mitigation possible. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	Y	?	O	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	O	N				Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: NR1

Summary: The site adjoins the northern edge of the village and comprises a single field. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services, but has poor accessibility to rail services, secondary schools, GP surgery, shopping and the nearest major area of employment. There are some potential adverse effects on biodiversity but mitigation possible and no trees need be lost. The site has high landscape sensitivity with limited ability to accommodate development. There are some transport and/or accessibility problems have been identified with poor provision for cyclists and pedestrians. Development is likely to harm the significance of a heritage asset but mitigation is possible.

Recommendation: Not to allocate.

Table 7.276 Site NR1

7 Assessment of Site Options

North Stainley

Site Ref: NS1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contains features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R			Poor local accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	O	O			Significant adverse effects. Likely to result in loss of woodland or trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Negative effects: Some adverse effects on watercourses, 100% greenfield land, would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to impact on air quality Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	DG	DG	N				No transport or accessibility problems. Poor provision for cyclists. Convenient and safe pedestrian routes. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset and mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: A greenfield site on the north-western edge of the village. Positive social effects relate to the provision of significant affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. Negative social effects result from the limited accessibility to local services. Negative environmental effects relate to adverse impact on biodiversity and the likely loss of woodland. Although this loss cannot be fully mitigated, the site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness and the built heritage there										

Site Ref: NS1

are opportunities for mitigation and improvement. Development will lead to the loss of Grade 3 agricultural land. There are no transport and accessibility problems identified however there is poor provision for cyclists. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Not to allocate.

Table 7.277 Site NS1

7 Assessment of Site Options

Site Ref: NS2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R			Some potential adverse effects which substantial mitigation should address. Likely to result in loss of woodland or trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	DG	DG	N				No transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: A greenfield site detached from and located to the south of the main built up extent of the village. Positive social effects relate to the provision of significant affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. Negative social effects result from the limited accessibility to local services. Negative environmental effects relate to adverse impact on biodiversity and the likely loss of woodland. Although this loss cannot be fully mitigated, the site is large enough to incorporate an area of natural/semi natural green space including</p>										

Site Ref: NS2
woodland. The site has high landscape sensitivity with limited or no ability to accommodate development and few opportunities for mitigation. The site is likely to harm to local distinctiveness and the built heritage and mitigation is not possible. There are no transport and accessibility problems identified however there is poor provision for cyclists and pedestrians.
Recommendation: Not to allocate.

Table 7.278 Site NS2

7 Assessment of Site Options

Site Ref: NS4									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	n/a	n/a							Site proposed for employment.
2. Conditions and services to engender good health.	n/a								Site proposed for employment.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Site proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N							Site proposed for employment. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Site proposed for employment. The site has poor accessibility to services.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R	R	Significant adverse effects mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	DG	DG	O	?	R	O	N	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	R	N	N	Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	O	N	N	Provides for regeneration of unattractive area. Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	LG	n/a							Site proposed for employment.
16. Conditions for business success, economic growth and investment	DG								Provision of employment will support local economy.
Summary: A large site detached from and located south of the the main built up part of the village containing areas of hardstanding and several concrete structures. Development would have positive environmental effects through the regeneration of those parts of the site are derelict / unattractive area, however, overall there are significant negative environmental effects including those on biodiversity, the loss of trees and the limited landscape capacity to accommodate development though some mitigation is									

Site Ref: NS4
possible. There are some transport and accessibility problems and poor provision for cyclists and pedestrians. There would be positive economic effects through the provision of employment. It would have positive environmental effects through the use of brownfield land and would provide an opportunity for the regeneration of a derelict/unattractive site.
Recommendation: Not to allocate.

Table 7.279 Site NS4

7 Assessment of Site Options

Site Ref: NS5										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	LG	?	R	R			Some potential adverse effects mitigation possible. Likely to result in the loss of trees mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues but mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings / structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: A greenfield site detached from and located to the south of the main built up extent of the village. Positive social effects relate to the provision of significant affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. Negative social effects result from the poor accessibility to										

Site Ref: NS5
local services, except for the primary school. Negative environmental effects relate to adverse impact on biodiversity and the likely loss of woodland. Although this loss cannot be fully mitigated, the site is large enough to incorporate an area of natural/semi natural green space including woodland. The site has high landscape sensitivity with limited or no ability to accommodate development and few opportunities for mitigation. The site is likely to harm to local distinctiveness and the built heritage, though mitigation is possible. There are no transport and accessibility problems identified however there is poor provision for cyclists and some pedestrian access issues.
Recommendation: Not to allocate.

Table 7.280 Site NS5

7 Assessment of Site Options

Pannal

Site Ref: PN1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	O	LG	R	LG	R	Y			Some accessibility to local services: good accessibility to bus service, rail, primary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	DG		LG	?	O	Y			Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: area able to accommodate development but mitigation only in part.
9. Minimal pollution levels.	N	DG	R	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Very adverse effects on nearby watercourses where mitigation unlikely. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N			Demolition of buildings / structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: PN1

Summary: A greenfield site that lies on the opposite housing on Spring Lane to the north of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the poor accessibility to local services, except for the primary school, though this is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high/medium landscape sensitivity and capacity to accommodate development with mitigation. The site is likely to harm to local distinctiveness and the built heritage and mitigation is not possible. There are no significant transport and accessibility problems and poor provision for cyclists and pedestrian.

Recommendation: Not to allocate

Table 7.281 Site PN1

7 Assessment of Site Options

Site Ref: PN2									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG	DG							Accessible to play area/amenity open space/outdoor sports. Shortfall in the area and site is able to accommodate new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG							Provision of affordable housing will help reduce social isolation. Potential for mixed uses on site.
5. Culture, leisure and recreation activities available to all.	DG	N							Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	LG	Poor accessibility to local services: good accessibility to bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R		Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road affects the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N		Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG		Negative impact on local distinctiveness but opportunities for mitigation. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a							Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: PN2
<p>Summary: A large greenfield site that lies to the south of the village partly opposite the former Dunlopillo site that is now a commitment for housing and mixed development. Positive social effects relate to the provision of a significant amount affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high landscape sensitivity with limited or no capacity to accommodate development and few opportunities for mitigation. The site is likely to harm to local distinctiveness and the built heritage though mitigation is possible. There are some significant transport and accessibility problems but these can be addressed and there is also poor provision for cyclists and pedestrians.</p>
<p>Recommendation: Not to allocate</p>

Table 7.282 Site PN2

7 Assessment of Site Options

Site Ref: PN3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	R	R	O	R	LG			Some accessibility to local services: good accessibility to bus service, rail, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.		O	LG	DG	LG	?	R	O		Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road affects site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R		R	DG				Significant transport/and accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Screened out.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: PN3
<p>Summary: The site is located to the south of Pannal between the Harrogate - Leeds railway line and the A61 and to the south of the former Dunlopillo site that is now a commitment for housing and mixed development. Positive social effects relate to the provision of a significant amount affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has some accessibility to local services though the primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high landscape sensitivity and is not able to accommodate proposed development with few opportunities for mitigation. There are significant transport and accessibility problems requiring substantial mitigation with poor provision for cyclists and pedestrians.</p>
<p>Recommendation: Not to allocate</p>

Table 7.283 Site PN3

7 Assessment of Site Options

Site Ref: PN4										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports. Site can accommodate new sports facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG								Provision of affordable housing will help reduce social isolation. Potential for mixed uses.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Y		Some accessibility to local services: good accessibility to bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R			Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road affects site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	DG				Significant transport/and accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG			Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: PN4
<p>Summary: The site is located some way to the south of Pannal between the Harrogate - Leeds railway line and the A61 and to the north of Burn Bridge Lane. Positive social effects relate to the provision of a significant amount affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has some accessibility to local services though the primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high landscape sensitivity with limited capacity to accommodate the proposed development with few opportunities for mitigation. There are significant transport and accessibility problems requiring substantial mitigation with poor provision for cyclists and pedestrians. There are positive economic benefits through the provision of mixed uses, including employment land.</p>
<p>Recommendation: Not to allocate</p>

Table 7.284 Site PN4

7 Assessment of Site Options

Site Ref: PN5										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Y		Poor accessibility to local services: good accessibility to bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	LG									Employment is proposed which may provide opportunities for training.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R			Some potential adverse effects on biodiversity which substantial mitigation should address. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road affects site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	R	DG			Significant transport/and accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	DG			Mixed use can be accommodated.
15. Good quality employment opportunities available to all	LG	?								Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG									Provision of employment will support local business expansion.
<p>Summary: The site is located some way to the south of Pannal between the Harrogate - Leeds railway line and the A61 adjacent to the Buttersyke Bar roundabout. Positive social effects relate to the provision of a significant amount affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has some accessibility to local services though the primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high landscape sensitivity with limited or no capacity to accommodate the proposed development</p>										

Site Ref: PN5
with few opportunities for mitigation. There are significant transport and accessibility problems requiring substantial mitigation with poor provision for cyclists and pedestrians. There are positive economic benefits through the provision of mixed uses, including employment land.
Recommendation: Not to allocate

Table 7.285 Site PN5

7 Assessment of Site Options

Site Ref: PN6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	O	R	O			Poor accessibility to local services: good accessibility to primary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	O	O			Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	O		N			Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	LG							Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	na	na								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site is located to the west of Burn Bridge Road to the south of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has some accessibility to local services though the primary school is at or near capacity. Negative environmental effects arise as there										

Site Ref: PN6
is some potential adverse impact on biodiversity. The site has high landscape sensitivity with limited or no capacity to accommodate the proposed development with few opportunities for mitigation. There are significant transport and accessibility problems requiring substantial mitigation with poor provision for cyclists and pedestrians.
Recommendation: Not to allocate

Table 7.286 Site PN6

7 Assessment of Site Options

Site Ref: PN7										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG		N	?	O	O			Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N			Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site is located to the west of Burn Bridge Road to the east of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise as there is significant adverse impact on biodiversity. The site has high/medium landscape sensitivity with limited capacity to accommodate the proposed development and few opportunities for mitigation. There are some transport and accessibility problems requiring mitigation with poor provision for cyclists and pedestrians.</p>										

Site Ref: PN7

Recommendation: Not to allocate

Table 7.287 Site PN7

7 Assessment of Site Options

Site Ref: PN8										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	O			Some potential adverse effects mitigation possible. Need not result in the loss of trees mitigation possible. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R		N			Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site is located to the south of Hill Foot Lane to the west of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise as there are										

Site Ref: PN8
potential adverse impacts on biodiversity. The site has high / medium landscape sensitivity and no capacity to accommodate the proposed development with limited opportunities for mitigation. There are minor transport and accessibility problems which mitigation can address though there is poor provision for cyclists and pedestrians.
Recommendation: Not to allocate

Table 7.288 Site PN8

7 Assessment of Site Options

Site Ref: PN9										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	Y	Y			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R		N			Some transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	DG									Development likely to enhance significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site is located to the north of Hill Foot Lane to the west of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site has poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise as there are potential adverse impacts on biodiversity. The site has medium landscape sensitivity and has capacity to accommodate the proposed development with mitigation. There are some transport and accessibility problems which mitigation can address though there is poor provision for cyclists and pedestrians.</p>										

Site Ref: PN9
Recommendation: Not to allocate

Table 7.289 Site PN9

7 Assessment of Site Options

Site Ref: PN13										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports. Shortfall in sports provision identified.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed uses. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	O	DG	Y			Some accessibility to local services: but poor accessibility to secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG	DG	LG	?	R	O			Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	R	LG				Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness but opportunities for mitigation. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.

Site Ref: PN13										
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: A large site situated to the east of the A61 Leeds Road between Pannal and Harrogate. Positive social effects relate to the provision of a significant amount of affordable housing, which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site has some accessibility to local services but poor accessibility to primary and secondary school, though the primary school is at or near capacity. Negative environmental effects arise as there are significant adverse impacts on biodiversity though the site is large enough to incorporate new natural greenspace. The site has high landscape sensitivity and has limited capacity to accommodate the proposed development and mitigation opportunities are limited. There are some transport and accessibility problems which mitigation can address, there is the ability to connect to cycle routes though there is poor provision for pedestrians.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.290 Site PN13

7 Assessment of Site Options

Rainton

Site Ref: RN1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	Y	R			Poor accessibility to local services: but good accessibility to bus service and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	Y			No adverse effects on biodiversity. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development which can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N			Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	O	N			Provides for regeneration of unattractive site. Demolition of building structures required. Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: RN1
<p>Summary: This site is a redundant farmstead comprising a range of traditional buildings around a courtyard also including some modern buildings. It is situated on the eastern edge of the village. Positive social effects relate to the provision of affordable housing, which will also encourage investment and local business expansion and the school also has capacity. Negative social effects are that the site generally has poor accessibility to local services, though is accessible to a bus service and shopping. There are minimal environmental effects on biodiversity, landscape and heritage and mitigation is possible to address any harm. There are significant transport and accessibility problems and substantial mitigation is needed to address these and there is poor provision for cyclists and pedestrians.</p>
<p>Recommendation: Not to allocate</p>

Table 7.291 Site RN1

7 Assessment of Site Options

Site Ref: RN4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses.. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R			Poor accessibility to local services: but good accessibility to bus service and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	O	DG	N	?	R	O			No adverse effects on biodiversity. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Some transport/and accessibility problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Summary: This is a large field to the south of the road at the east of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion and the ability of the site to also meet the recreational needs of the area. The primary school is also likely to have capacity. There are negative social effects as the site is not accessible to play area/amenity open space/outdoor sports facilities and the site has poor accessibility to local services except for a bus service and shopping. Although there are no adverse effects on biodiversity and the site is large enough to incorporate new natural green space, negative environmental effects arise as trees may be lost and the landscape has high sensitivity with limited ability to accommodate development for which mitigation opportunities are limited. There is also likely to be harm the significance of a heritage asset. There are some transport and accessibility problems which mitigation can address though there is poor provision for cyclists and pedestrians.

Site Ref: RN4
Recommendation: Not to allocate

Table 7.292 Site RN4

7 Assessment of Site Options

Villages S - T

Sawley

Site Ref: SW1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R			Some potential adverse effects mitigation possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	O	O	N				Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.

Site Ref: SW1										
15. Good quality employment opportunities available to all	na	na								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: The site lies to the northwest of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. The primary school is also likely to have capacity. There are negative social effects as the site has poor accessibility to local services. There are some positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high sensitivity with limited ability to accommodate development and few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.</p>										
<p>Recommendation: Not to allocate.</p>										

Table 7.293 Site SW1

7 Assessment of Site Options

Site Ref: SW2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R	R	R	Some potential adverse effects mitigation possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	N	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	O	N	N	N	Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	N	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site lies detached from the village, some way to the northwest. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. The primary school is also likely to have capacity. There are negative social effects as the site has poor accessibility to local services.										

Site Ref: SW2
There are some positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high sensitivity with limited ability to accommodate development and few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.
Recommendation: Not to allocate.

Table 7.294 Site SW2

7 Assessment of Site Options

Site Ref: SW3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R			Some potential adverse effects mitigation possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	DG			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: SW3

Summary: The site lies detached from the village, some way to the northwest. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. The primary school is also likely to have capacity. There are negative social effects as the site has poor accessibility to local services. There are some positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high sensitivity with limited ability to accommodate development and few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.

Recommendation: Not to allocate.

Table 7.295 Site SW3

7 Assessment of Site Options

Scotton

Site Ref: SC1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	R			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	O	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise some brownfield land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N			Demolition of buildings/structures would be required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.

Site Ref: SC1										
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: The site lies to the east of the Main Street, containing a mix of uses. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. There are negative social effects as the site has poor accessibility to local services and the primary school is at or near capacity. There are some positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high sensitivity with limited ability to accommodate development and few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.</p>										
<p>Recommendation: Not to allocate.</p>										

Table 7.296 Site SC1

7 Assessment of Site Options

Site Ref: SC2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG		N	?	O	O			Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: The site lies on the southern approach to the village opposite two caravan parks. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion and the accessibility of the site play/amenity open space/outdoor sports. There are negative social effects as the site has poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise from a significant adverse effect on biodiversity and the landscape has high/medium sensitivity with no capacity to accommodate development proposed and mitigation is limited. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.</p>										

Site Ref: SC2
Recommendation: Not to allocate.

Table 7.297 Site SC2

7 Assessment of Site Options

Site Ref: SC4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	R	R			Some potential adverse effects mitigation possible. May result in the loss of trees mitigation possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: This is an long elongated site at the northern end of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion and the accessibility of the site play/amenity open space/outdoor sports. There are negative social effects as the site has poor accessibility to local services, except for the primary school though this is at or near capacity. Negative environmental effects arise from the potential adverse effects on biodiversity and loss of trees. The landscape also has high sensitivity with no capacity to accommodate development proposed and few opportunities for mitigation. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.</p>										

Site Ref: SC4
Recommendation: Not to allocate.

Table 7.298 Site SC4

7 Assessment of Site Options

Sharow

Site Ref: SH2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	O	O			Some potential adverse effects mitigation possible. Need not result in the loss of existing woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?		O	DG	N				Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Lack of pavements does not encourage pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: The site lies at the western end of the village between Berrygate Lane and Dishforth Road. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. There are negative social effects as the site has poor accessibility to local services except for a bus service and primary school though										

Site Ref: SH2
the primary school is at or near capacity. Negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high / medium sensitivity and is not able to accommodate development and there are few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are some transport and accessibility problems which mitigation can address and poor provision for pedestrians.
Recommendation: Not to allocate.

Table 7.299 Site SH2

7 Assessment of Site Options

Site Ref: SH3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	R	O			Some potential adverse effects mitigation possible. Likely to result in loss of ancient woodland, aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	Y	?	R	Y	N			Positive effects: Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?		O	DG	N				Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: This is a large site located to the north of Dishforth Road. Positive social effects relate to the provision of a significant amount of affordable housing which will also encourage investment and local business expansion. The site is also accessible to a play/amenity open space/outdoor sports and has the ability to also meet the recreational needs of the area. There are negative social effects as the site has poor accessibility to local services except for a local bus service and the primary school, though the primary school is at or near capacity. There is a positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the likely loss of										

Site Ref: SH3

ancient woodland, aged or veteran trees or trees protected by TPO. In addition the landscape has high sensitivity with limited ability to accommodate development and opportunities for mitigation are limited. There is also likely to be harm the significance of a heritage asset which cannot be mitigated and negative impact on local distinctiveness. There are some transport and accessibility problems which mitigation can address and pedestrian access and safety issues.

Recommendation: Not to allocate.

Table 7.300 Site SH3

7 Assessment of Site Options

Sicklinghall

Site Ref: SK1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R	R		Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	Y		N	?	Y	Y			Some potential adverse effects requiring substantial mitigation. May result in the loss of trees - mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N			Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: SK1
Summary: The site comprises an elongated field lying to the south of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has poor accessibility to local services except a primary school although this is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified requiring substantial mitigation and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of the loss of trees. Impacts on the historic environment and local distinctiveness are also capable of mitigation and the landscape has the capacity to accommodate the development proposed. Negative environmental effects arise from the loss of Grade 3 agricultural land.
Recommendation: Not to allocate

Table 7.301 Site SK1

7 Assessment of Site Options

Site Ref: SK2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	N	N								Cannot meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	LG	LG			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N			Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings / structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: The site contains buildings and hard standing associated with the existing dairy farm on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. The site has poor accessibility to local services except a primary school										

Site Ref: SK2

although this is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified requiring substantial mitigation and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of impacts on the historic environment and local distinctiveness and the landscape has the capacity to accommodate the development proposed. Negative environmental effects arise from the loss of Grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.302 Site SK2

7 Assessment of Site Options

South Stainley

Site Ref: SS1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	O			Some potential adverse effects - easy to mitigate for. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: SS1

Summary: The site comprises a field lying to the west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. Negative environmental effects arise from the poor accessibility to all local services except a bus service and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified requiring substantial mitigation and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of impacts on the historic environment and local distinctiveness. Negative environmental effects arise from the loss of some Grade 3 agricultural land and the medium sensitivity of the landscape which does not have the capacity to accommodate the development proposed.

Recommendation: Not to allocate.

Table 7.303 Site SS1

7 Assessment of Site Options

Spofforth

Site Ref: SP2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R			Poor accessibility to local services: but good accessibility to bus service, primary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG		N	?	O	R			Significant adverse effects on biodiversity. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N				Some transport/and accessibility problems - developer funded substantial mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Neutral.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: SP2

Summary: The site comprises a field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Accessibility to local services is poor except bus service, primary school, GP and shopping facilities although the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated through developer contributions although cycle and pedestrian connections are poor. Impacts on local distinctiveness are also capable of mitigation. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of impacts on the historic environment and local distinctiveness and the landscape has the capacity to accommodate the development proposed. Negative environmental effects arise from the adverse effects on biodiversity, loss of Grade 3 agricultural land, harm to the historic environment and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.

Recommendation: Forms part of draft allocation SP6. See appendix 8.

Table 7.304 Site SP2

7 Assessment of Site Options

Site Ref: SP3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	LG	Y	R			Poor accessibility to local services: but good accessibility to bus service, primary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.		O	Y	DG	LG	?	O	O		Some potential adverse effects requiring substantial mitigation. May result in the loss of trees - mitigation possible. Site is large enough to incorporate an area of natural / semi natural greenspace. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N			Significant transport/and accessibility problems - substantial developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a field lying to the south west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Accessibility to local services is poor except bus service, primary										

Site Ref: SP3
school, GP and shopping facilities although the primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but can be mitigated through developer contributions and cycle and pedestrian connections are poor. The loss of trees and negative impact on local distinctiveness can be mitigated but adverse impacts on biodiversity would require substantial mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, harm to the historic environment and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.
Recommendation: Not to allocate.

Table 7.305 Site SP3

7 Assessment of Site Options

Site Ref: SP5										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R			Some accessibility to local services: poor accessibility to rail, secondary school and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	LG		LG	?	O	R			Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. High/medium landscape sensitivity - limited capacity for development- few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Site unlikely to contain any contaminated land. Negative effects: Some adverse effects in relation to surface water but mitigation should be possible. Loss of greenfield site/Grade 3 agricultural land. Adjacent to major road - A661 Wetherby Road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N				Some transport/accessibility problems but can be addressed. Poor connectivity to cycle routes and lack of facilities for pedestrians. Severance is an issue. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: A prominent, flat site used as pasture with the A661 Harrogate Road running to the south. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are some significant effects on the natural and built environment which could be reduced by reducing the size of the development site. There are some transport problems which can be mitigated and provision for cyclists and pedestrians is poor. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: SP5

Recommendation: Forms part of draft allocation SP6. See appendix 8.

Table 7.306 Site SP5

7 Assessment of Site Options

Summerbridge

Site Ref: SB3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	DG	LG			Some accessibility to local services: poor accessibility to rail, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Local school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	Y	Y			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development and can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport/and accessibility problems - substantial developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

Site Ref: SB3

Summary: The site adjoins the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services, although it is poor to a rail service, secondary school and GP facilities, and the local primary school is likely to have capacity. Significant transport/accessibility problems have been identified but can be mitigated through developer contributions although cycle and pedestrian connections are poor. Impacts on the historic environment are capable of mitigation but adverse effects on biodiversity would require substantial mitigation. The landscape has the capacity to accommodate some development. Negative environmental effects arise from the negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.307 Site SB3

7 Assessment of Site Options

Tockwith

Site Ref: TW1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	LG	Y	R			Some accessibility to local services: poor accessibility to rail, secondary school and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.		O	LG	DG	LG	?	O	O		Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Natural interest and access to nearby sites will be promoted through development of site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

Site Ref: TW1

Summary: The site comprises a field lying on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although there are good pedestrian connections, cycle connectivity is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is also large enough to incorporate a new area of natural greenspace. Negative environmental effects arise from loss of Grade 2 agricultural land, negative impact on local distinctiveness, harm to the historic environment and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.

Recommendation: Not to allocate.

Table 7.308 Site TW1

7 Assessment of Site Options

Site Ref: TW3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	O	Y	R			Some accessibility to local services: poor accessibility to rail, secondary school and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Natural interest and access to nearby sites will be promoted through development of site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	R	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses unlikely to be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Minor transport/and accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N			Demolition of buildings required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

Site Ref: TW3
<p>Summary: The site comprises a field and farmyard on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the local primary school is at or near capacity and likely to require expansion. Minor transport/accessibility problems have been identified but can easily be mitigated although pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified requiring substantial mitigation but the site is also large enough to incorporate a new area of natural greenspace. Negative environmental effects arise from loss of Grade 2 agricultural land, negative impact on local distinctiveness and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development proposed.</p>
<p>Recommendation: Not to allocate.</p>

Table 7.309 Site TW3

7 Assessment of Site Options

Site Ref: TW5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	R		Poor accessibility to local services but good accessibility to bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	LG	LG			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport/and accessibility problems that can be mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	LG							Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site comprises a field lying to the north of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the local primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated and pedestrian and cycle connections are poor. Some adverse effects on</p>										

Site Ref: TW5

biodiversity have been identified but are capable of mitigation and the site is also large enough to incorporate a new area of natural greenspace. The landscape is able to the development proposed and impacts on local distinctiveness and the historic environment are capable of mitigation. Negative environmental effects arise from loss of Grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.310 Site TW5

7 Assessment of Site Options

Site Ref: TW6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	DG	DG	R			Some accessibility to local services: poor accessibility to rail, secondary school and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	Y	Y			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed but mitigation only in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site comprises several fields on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although there are good pedestrian connections, cycle connectivity</p>										

Site Ref: TW6

is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is also large enough to incorporate a new area of natural greenspace. The landscape also has the capacity to accommodate development. Negative environmental effects arise from loss of Grade 2 agricultural land, negative impact on local distinctiveness and harm to the historic environment.

Recommendation: Not to allocate.

Table 7.311 Site TW6

7 Assessment of Site Options

Site Ref: TW8										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	R	R	R	R	R	LG		Some accessibility to local services: but poor accessibility to rail services, primary and secondary school, GP and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	N	?	LG	O			Some potential adverse effects and mitigation should be easy. Need not lead to loss of woodland or trees - potential for significant woodland creation. Site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium/low landscape sensitivity - limited or no capacity to accommodate development and mitigate impacts.
9. Minimal pollution levels.	DG	O	O	?	O	Y	N			Positive effects: Will clean up contaminated land. Approximately 6ha is previously developed land. Negative effects: potential to affect achievement of the Air Quality objectives. Would involve loss of Grade 3 agricultural land. Some adverse effects in relation to surface water but mitigation should be possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Minor transport/and accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brown field site as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	R	DG			Provides for regeneration of derelict/visually unattractive area including demolition of buildings/structures. Built development will have a negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	LG	R								Site suitable for employment use and would result in the loss of an employment site accessible by public transport.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site is part of a former airfield to the south of the Marston Business Park. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is poor accessibility to some local services but good accessibility to a good quality bus service. Negative environmental effects are likely on biodiversity and landscape but these can be mitigated albeit a lesser extent for landscape. The site is large enough however to incorporate new green space and there is potential for significant woodland										

Site Ref: TW8

creation on site. Development of the site would utilise brownfield land and regenerate a visually unattractive area. Minor transport/accessibility problems have been identified but are capable of mitigation although there are poor cycle and pedestrian connections. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion. However some accessible employment could be lost through development of this site.

Recommendation: Not to allocate.

Table 7.312 Site TW8

7 Assessment of Site Options

Site Ref: TW11										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	DG		N	?	LG	O			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Minor transport/and accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: TW11

Summary: The site is an area of land within the former Tockwith Airfield. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Minor transport/accessibility problems have been identified but are capable of mitigation although there are poor cycle and pedestrian connections. Harm to the historic environment is also capable of mitigation. Some adverse effects on biodiversity have been identified and would require substantial mitigation. Negative environmental effects arise from loss of Grade 2 agricultural land, negative impact on local distinctiveness and the impact on the landscape which does not have the capacity to accommodate development proposed.

Recommendation: Not to allocate.

Table 7.313 Site TW11

7 Assessment of Site Options

Villages W

Wath (Ripon)

Site Ref: WR1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Local primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	Y	LG			Some potential adverse effects but easy to mitigate for. May result in the loss of trees/woodland but can be mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. High/medium landscape capacity: able to accommodate development and mitigation opportunities exist.
9. Minimal pollution levels.	DG	DG	O	?	DG	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	DG									Will enhance significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N			Provides for regeneration of visually unattractive site. Demolition of buildings / structures required. Redevelopment provides opportunity for high quality design.
15. Good quality employment opportunities available to all	R	n/a								Loss of employment site.

Site Ref: WR1						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: The site is in commercial use (concrete works) and comprises several buildings and hard surfacing areas. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services although the local primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation although cycle and pedestrian connections are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the potential loss of trees. The landscape has the capacity to accommodate development and there would be positive environmental effects through utilising brownfield land and the regeneration of a visually unattractive site, which would also enhance the significance of a heritage asset. However, negative economic effects would result from the loss of an employment site.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.314 Site WR1

7 Assessment of Site Options

Weeton

Site Ref: WE1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	R			Some potential adverse effects but mitigation should be possible. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O		N			Some transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local										

Site Ref: WE1
services and the local primary school but this at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.
Recommendation: Not to allocate.

Table 7.315 Site WE1

7 Assessment of Site Options

Site Ref: WE2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate a new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	LG	R	R	R	R	R	R		Poor accessibility to local services but good accessibility to bus service and rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	LG	Y			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium / low landscape sensitivity: distinctive characteristics resilient to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	LG				Significant transport and/or accessibility problems addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises several fields lying to the east of the Leeds-York railway line. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services, except bus and rail services, and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse										

Site Ref: WE2
effects on biodiversity have been identified but are capable of mitigation and the landscape has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and potential impact on air quality.
Recommendation: Not to allocate

Table 7.316 Site WE2

7 Assessment of Site Options

Site Ref: WE3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	O	R	R	R	R	R	R		Poor accessibility to local services but good accessibility to bus service and rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	N	?	O	R			Some potential adverse effects but mitigation should be possible. Development may result in the loss of trees/woodland but can be mitigated. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	LG				Significant transport and/or accessibility problems addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises three fields lying to the east of the Leeds - York railway line. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services, except bus and rail services, and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse										

Site Ref: WE3
effects on biodiversity have been identified but are capable of mitigation as can the loss of trees. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high sensitivity of the landscape which does not have the capacity to accommodate development.
Recommendation: Not to allocate

Table 7.317 Site WE3

7 Assessment of Site Options

Whixley

Site Ref:										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R			Some accessibility to local services: poor accessibility to rail services, primary and secondary schools, GP surgery and nearest major area of employment
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	R	O			Significant adverse effects on biodiversity. Development need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/ low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems that can be mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	na								Site suitable for employment use. Site is only being proposed for residential use.

Site Ref:										
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises two fields to the south side of the High Street in the centre of the village. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and it can also meet the recreational needs of the area. The site has some accessibility to local services, but has poor accessibility to rail services, primary and secondary schools, GP surgery and the nearest major area of employment. The local primary school is also at or near capacity and likely to require expansion. Some transport and/or accessibility problems have been identified with poor provision for cyclists and pedestrians. There are significant adverse biodiversity effects, though there need not be loss of trees / woodland and additional natural greenspace could be provided and there would be adverse effects on the landscape, which is of high/medium sensitivity and not able to accommodate proposed.</p>										
<p>Recommendation: Not to allocate.</p>										

Table 7.318 Site WX1

7 Assessment of Site Options

Site Ref: WX2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R	R							Provision of affordable housing will help reduce social isolation. Loss of site for a community facility. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	R								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R			Some accessibility to local services: poor accessibility to rail services, primary and secondary schools, GP surgery and nearest major area of employment
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	Y			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Some transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	n/a								Site suitable for employment use. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: WX2

Summary: The site lies to the east of Station road towards the southern end of the village. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services, but has poor accessibility to rail services, primary and secondary schools, GP surgery and the nearest major area of employment. The local primary school is also at or near capacity and likely to require expansion. Some transport and/or accessibility problems have been identified with poor provision for cyclists and pedestrians. There are negative social effects in that development of the site would result in the loss of a community facility. Some adverse biodiversity effects, though there need not be loss of trees/woodland. There would be adverse effects on the landscape, which is of high/medium sensitivity though development could be accommodated with mitigation. The site lies in the conservation area and development is likely to harm significance of heritage asset but mitigation possible.

Recommendation: Not to allocate.

Table 7.319 Site WX2

7 Assessment of Site Options

Site Ref: WX3										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	DG	R		Some accessibility to local services: poor accessibility to rail services, primary and secondary schools, GP surgery and nearest major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	N	?	Y	Y				No adverse effects on biodiversity. Development need not lead to loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium Landscape sensitivity - able to accommodate some development- mitigation possible in part.
9. Minimal pollution levels.	DG	O	?	R	Y	N				Positive effects: Unlikely to have an impact on achieving Air Quality objectives. Negative effects: in relation to surface water but mitigation should be possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Greenfield site/loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	n/a								Site suitable for employment use. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site is situated to the west of Station Road and is surrounded by housing to the north, south and east. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services, but has poor accessibility to rail services, primary and secondary schools, GP surgery and the nearest major area of employment. The local primary school is also at or near capacity and likely to require expansion. There are significant transport and/or accessibility problems with poor provision for cyclists and some pedestrian access and safety issues. There are no adverse biodiversity effects and development need not result in the loss of trees/woodland. The site has medium landscape sensitivity but could accommodate some development and there is likely to be harm to the significance of a heritage asset but mitigation is possible.</p>										

Site Ref: WX3
Recommendation: Not to allocate.

Table 7.320 Site WX3

7 Assessment of Site Options

Site Ref: WX4										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	DG	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, GP, and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	Y	Y			No adverse effects on biodiversity. Development need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	DG	Y	N			Positive effects: Unlikely to have an impact on achieving Air Quality objectives. Negative effects: Some adverse effects in relation to surface water but mitigation should be possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Greenfield site/loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	DG	N				Significant transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	R	O	N				Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation and improvements.
15. Good quality employment opportunities available to all	R	n/a								Loss of employment site. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises Whixley Production Nursery, located to the north of New Road towards the east of the village. There are positive social effects in that the site is of a size that would allow 30 plus affordable houses which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also large enough to accommodate an additional play area. The site has some accessibility to local services, but has poor accessibility to rail services, secondary schools, GP surgery and the nearest major area of employment. The local primary school is also at or near capacity and likely to require expansion. There are no adverse biodiversity effects, development need not result in the loss of trees / woodland										

Site Ref: WX4

and the site is ;large enough to incorporate additional natural greenspace. The site has medium landscape sensitivity and could accommodate development with mitigation. There is unlikely to be an effect on the significance of a heritage asset. Whilst development would utilise brownfield land, there would be a negative social effect as there would be the loss of an existing employment site.

Recommendation: Not to allocate.

Table 7.321 Site WX4

7 Assessment of Site Options

Site Ref: WX7										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	O	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	Y	Y			Some potential adverse effects but mitigation should be possible. Development likely to result in the loss of ancient woodland, aged or veteran trees and / or trees protected by TPO. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems that can be mitigated through developer contribution. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	n/a								Site suitable for employment use. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site lies some way south of the village, adjacent to the Whixley Gate housing development on the site of a former hospital. There are positive social effects in that the site is of a size that would allow 30 plus affordable houses which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also large enough to accommodate an additional play area. The site has poor accessibility to local services, but has good accessibility to rail services.										

Site Ref: WX7

The local primary school is also at or near capacity and likely to require expansion. There are potential adverse effects on biodiversity and development is likely to result in the loss of ancient, veteran or protected trees though additional natural greenspace could be provided. There would be adverse effects on the landscape, which is of medium sensitivity and some development could be accommodate with mitigation and harm the significance of a heritage asset but mitigation is possible.

Recommendation: Not to allocate.

Table 7.322 Site WX7

7 Assessment of Site Options

Wighill

Site Ref: WH2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	?									Information not known.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	O	R			No adverse effects on biodiversity. Development need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: WH2
Summary: A greenfield site detached from the built up area of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The size of the site could also contribute towards meeting the recreation needs of the area. No adverse effects on biodiversity have been identified and development of the site would not lead to the loss of trees/woodland. Negative effects result from the site not being accessible to local services with poor provision for cyclists and pedestrians and there would be adverse effects on the landscape, which is of high/medium sensitivity and limited or no capability to accommodating development with few opportunities for mitigation.
Recommendation: Not to allocate.

Table 7.323 Site WH2

7 Assessment of Site Options

Wormald Green

Site Ref: WG1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services, but good accessibility to bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	R			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	R	N				Some transport and/or accessibility related problems but minor in nature and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage Poor connectivity to routes suitable for cycling. Poor access for pedestrians.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: A greenfield site on the southern edge of the village that comprises three small adjacent parcels of land. A positive social effect is that the site could deliver some affordable housing and contribute towards meeting the recreation needs of the area. The site is not accessible to local services, except for the bus service and the local primary school is at or near capacity and likely to require expansion. Development of the site would have some adverse impacts on biodiversity, have negative effects on the landscape with few mitigation opportunities and is likely to harm significance of a heritage asset but mitigation is possible.										

Site Ref: WG1
Recommendation: Not to allocate.

Table 7.324 Site WG1

7 Assessment of Site Options

Otley and Wetherby

Otley

Site Ref: OT1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	R	R			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport and/or accessibility problems addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Site screened out.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.

Site Ref: OT1						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: The site is located to the north west of Otley, adjoining the settlement edge and consists of part of a larger field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high sensitivity of the landscape which has limited or no capacity to accommodate development.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 7.325 Site OT1

7 Assessment of Site Options

Site Ref: OT2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O	N				Some transport and/or accessibility issues- mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access.. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Site screened out.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site is part of a larger field separated from the built up edge of Otley. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary										

Site Ref: OT2
school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high sensitivity of the landscape which has limited or no capacity to accommodate development,
Recommendation: Not to allocate.

Table 7.326 Site OT2

7 Assessment of Site Options

Site Ref: OT3										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage Ability to create new cycle routes. Convenient and safe pedestrian routes. Severance is not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises two fields on the northern edge of Otley. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation, pedestrian connections are good and there is the ability to create new cycle routes. Some adverse effects										

Site Ref: OT3
on biodiversity have been identified but are capable of mitigation as can those on the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land, negative impact on local distinctiveness and the high sensitivity of the landscape which has limited or no capacity to accommodate development,
Recommendation: Not to allocate.

Table 7.327 Site OT3

7 Assessment of Site Options

Wetherby

Site Ref: WB1										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	R								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area. Would affect existing sporting facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to bus services and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R			Some potential adverse effects but mitigation should be possible. Development likely to result in the loss of existing woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	LG	R	R	N				Significant transport and/or accessibility problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	DG			Buildings capable of conversion. Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.

Site Ref: WB1										
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary The site comprises several fields on the edge of the district adjoining Wetherby. There are positive social effects in that the site is large enough to deliver affordable significant housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except bus services and a primary school but this at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified which would require substantial mitigation and although cycle connections are good, connectivity to pedestrian routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land and trees, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.328 Site WB1

7 Assessment of Site Options

Site Ref: WB2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	N	?	Y	Y			Some potential adverse effects but mitigation should be possible. May result in the loss of existing woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	O	O	N				Significant transport and/or accessibility problems addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	O							Bus stop not within 400m. 50% or more within Flood Zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises two fields adjoining the built up area of Wetherby. There are positive social effects in that the site is large enough to deliver affordable significant housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except bus services and the primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified which would require substantial mitigation but there are poor cycle and pedestrian connections. Some</p>										

Site Ref: WB2
adverse effects on biodiversity have been identified but are capable of mitigation as can impacts on the historic environment. The landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and potential impact on air quality.
Recommendation: Not to allocate

Table 7.329 Site WB2

7 Assessment of Site Options

Open Countryside

Site Ref: OC1									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	n/a	n/a							Site is proposed for employment.
2. Conditions and services to engender good health.	n/a								Site is proposed for employment.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Site is proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N							Site is proposed for employment.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Site is proposed for employment.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	Y	O		Some potential adverse effects on biodiversity but can be mitigated. May result in loss of woodland or trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity and capacity: key distinctive characteristics susceptible to change. Medium /low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	R		Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R	N			Significant transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N		Site screened out.
15. Good quality employment opportunities available to all	LG	?							Suitable for employment.
16. Conditions for business success, economic growth and investment	DG								Provision of employment will boost local economy.
Summary: The site comprises a triangular field lying between the A1(M) and the A61, south of junction 50. Employment use will bring positive social effects such as training and apprenticeship opportunities, however, the site is not accessible to any local services. Whilst some adverse effects on biodiversity and the loss of trees has been identified they are capable of mitigation. There are significant transport/accessibility problems but these can be overcome through developer contributions. Negative									

Site Ref: OC1
environmental impacts arise from the loss of Grade 2 agricultural land, potential impact on air quality and the sensitivity of the landscape which does not have the capacity to accommodate development. Positive economic effects are realised by the provision of employment land encouraging investment and supporting local business expansion.
Recommendation: Not to allocate

Table 7.330 Site OC1

7 Assessment of Site Options

Site Ref: OC2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	O			Some potential adverse effects on biodiversity but can be mitigated. Need not loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to routes suitable for cycling. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings can be converted. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site lies in the open countryside between the A1(M) and A168. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Some transport/accessibility issues have been identified but can be mitigated and although pedestrian connections are poor there is the opportunity to connect to cycle routes. Some adverse effects on biodiversity										

Site Ref: OC2
have been identified but can be mitigated. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and and the high/medium landscape sensitivity which does not have the capacity to accommodate development.
Recommendation: Not to allocate

Table 7.331 Site OC2

7 Assessment of Site Options

Site Ref: OC3								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Site is proposed for employment.
2. Conditions and services to engender good health.	n/a							Site is proposed for employment.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Site is proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N						Site is proposed for employment.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Site is proposed for employment.
8. Biodiversity and importance of the natural environment.	DG	Y		N	?	O	O	No adverse effects on biodiversity. May result in the loss of existing woodland or trees, but mitigation possible. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	Y	LG	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	N	Buildings capable of conversion. Provides the opportunity for high quality design.
15. Good quality employment opportunities available to all	LG	?						Suitable for employment.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will boost local economy.
Summary: The site adjoins an established rural business park. Employment use will bring positive social effects such as training and apprenticeship opportunities, however, the site is not accessible to any local services. No adverse effects on biodiversity have been identified and the loss of trees is capable of mitigation. No transport/accessibility problems have been identified but pedestrian and cycle connections are poor. Negative environmental impacts arise from the sensitivity of the landscape which does not have the capacity to accommodate development. Positive economic effects are realised by the provision of employment land encouraging investment and supporting local business expansion.								

Site Ref: OC3

Recommendation: Not to allocate

Table 7.332 Site OC3

7 Assessment of Site Options

Site Ref: OC4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	Y	Y			Some potential adverse effects but substantial mitigation should enable development. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium low landscape capacity: able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Potential to have an impact on air quality. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport issues requiring substantial infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	DG									Provision of employment will boost local economy.
Summary: The site lies on the southern edge of the district immediately east of Wetherby Services at junction 40 of the A1(M). There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the										

Site Ref: OC4
local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility issues have been identified which would require substantial mitigation and pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified but can be mitigated and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the potential impact on air quality. The site is large enough for a mixed use development which would have beneficial economic effects through the provision of employment land.
Recommendation: Not to allocate

Table 7.333 Site OC4

7 Assessment of Site Options

Site Ref: OC5										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	O	O			Some potential adverse effects but substantial mitigation should enable development. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Potential to have an impact on air quality. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings required. Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	DG									Provision of employment will boost local economy.

Site Ref: OC5
<p>Summary: The site is located between the A1(M) and the A168 north of the village of Kirk Deighton. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Some transport/accessibility issues have been identified which can be mitigated and pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified but can be mitigated. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness, harm to the historic environment, the potential impact on air quality and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development. The site is large enough for a mixed use development which would have beneficial economic effects through the provision of employment land.</p>
<p>Recommendation: Not to allocate</p>

Table 7.334 Site OC5

7 Assessment of Site Options

Site Ref: OC6										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	O	O			Significant adverse effects on biodiversity. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	DG	DG	O	?	Y	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R		N			Significant transport and/or accessibility problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R		N	DG		Demolition of buildings required. Site screened out. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: OC6
Summary: The site is located in the countryside to the east of Middleton and is the location of a former hospital. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility issues have been identified which would require significant infrastructure and pedestrian and cycle connections are poor. Negative environmental effects arise from the loss of some Grade 3 agricultural land and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.
Recommendation: Not to allocate

Table 7.335 Site OC6

7 Assessment of Site Options

Site Ref: OC7										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	O			Some potential adverse effects but substantial mitigation should enable development. Need not result in the loss of existing woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	R	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage Well served by cycle routes. Convenient and safe pedestrian routes. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	LG	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site is located to the west of the A168 in open countryside north of Kirk Deighton and contains the remains of a number of buildings. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports but has poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility issues have been identified and both pedestrian and cycle connections are good. Some adverse effects on biodiversity have been identified but can be mitigated as can those to local</p>										

Site Ref: OC7
distinctiveness and the historic environment. Development would utilise brownfield land and would be suitable for employment use which would deliver economic benefits. Negative environmental effects would arise from the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.
Recommendation: Not to allocate

Table 7.336 Site OC7

7 Assessment of Site Options

Site Ref: OC8										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large enough to accommodate mixed uses. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	LG	?	R	R			Some potential adverse effects on biodiversity - easy to mitigate for. Likely to result in loss of ancient woodland, aged/veteran trees or trees protected by TPO. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	LG	R			Positive effects: Some potential adverse effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield site. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N			Significant transport issues requiring substantial infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O		DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings required. Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: OC8
Summary: The site consists of a number of agricultural fields to the south of the A59 Skipton Road, north west of Harrogate town. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility issues have been identified which would require significant infrastructure and pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those on the historic environment. Negative environmental effects arise from the loss trees, negative impact on local distinctiveness, potential impact on air quality and the high sensitivity of the landscape which does not have the capacity to accommodate development.
Recommendation: Not to allocate

Table 7.337 Site OC8

Appendix 8 Assessment of Draft Allocations

Harrogate Draft Allocation Sites

Harrogate Draft Allocation Sites

Site Ref: H3 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG	R								Accessible to play area/amenity open space/outdoor sports. Would affect existing sporting facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services: but accessibility to bus route offering a good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	O	DG	N	?	LG	LG			No adverse impact on biodiversity. Likely to result in loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low sensitivity- landscape has capacity to accommodate development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality, Surface water effects can be mitigated. Negative effects: 100% greenfield land/ Involve loss of grade 1,2,3 agricultural land. A railway line lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	DG	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian issues but mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	LG							Bus stop not within 400m of bus stop (50+dwelling). 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									Unlikely to have effect on significance of heritage asset.

8 Assessment of Draft Allocations

Site Ref: H3 (Housing)								
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Site is not in a derelict or visually unattractive area. Mixed use development cannot be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A flat open site on the edge of the built up area which borders the Leeds Harrogate York Rail Line to the north-east. No adverse environmental effects on biodiversity, but some negative effects in relation to loss of woodland /trees, although the site is large enough to incorporate new natural greenspace and add to new green infrastructure. The landscape has capacity to accommodate new development with mitigation and there are unlikely to be any adverse effects on the historic environment. There are positive social effects as site size allows for a significant amount of affordable housing, which also has positive economic effects through the creation of conditions for business success. Further positive social effects relate to the site's accessibility to open space and recreation facilities and its ability to contribute towards the needs of the local area. Poor accessibility to local services and adverse impacts on the local primary school which may need expansion are negative effects. Some transport and/or accessibility problems but these can be addressed.</p>								
<p>Recommendation: Draft Allocation.</p>								

Table 8.1 Site H3

Site Ref: H6 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	O	O	R	O			Some accessibility to local services: but poor accessibility to a rail station and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	LG	DG			Some potential adverse effects - mitigation should be possible. May result in loss of woodland or trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: capacity to accommodate development.
9. Minimal pollution levels.	N	DG	O	?	DG	na	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Surface water effects can be mitigated. Approximately 75-100% previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle and pedestrian routes. Severance not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	N									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	DG	N			Site not within derelict or visually attractive area. Demolition of buildings would be required. Site redevelopment provides opportunity for high quality design. Mixed use development cannot be accommodated.
15. Good quality employment opportunities available to all	R	na								Loss of employment site.
16. Conditions for business success, economic growth and investment	R									Existing business on site will be displaced.
<p>Summary: The BT training centre occupies the majority of this previously developed site which lies within a predominantly residential area. Some potential adverse effects on biodiversity and loss of woodland/trees but mitigation is possible and the site is large enough to incorporate an area of new natural/semi natural green space. There are positive environmental effects as the landscape has the capacity to accommodate development, which is unlikely to have an adverse effect on the built environment and add further positive effects by providing the opportunity for high quality design. Positive social effects are achieved as the site size is capable of delivering a significant amount of affordable housing, is accessible to open space and recreation facilities, can</p>										

8 Assessment of Draft Allocations

Site Ref: H6 (Housing)

also meet the recreation needs of the area, and has some accessibility to local services. Negative social effects derive from development having an adverse impact on the local primary school which is at or near capacity and may require expansion. The loss of this employment site and the displacement of a business creates adverse economic impacts which are only partly addressed by the positive economic impacts derived from the provision of a significant amount of affordable housing which will create conditions for business success.

Recommendation: Draft Allocation.

Table 8.2 Site H6

Site Ref: H16 (Employment)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Site is being proposed for employment use.
2. Conditions and services to engender good health.	n/a	R						Site is being proposed for employment use. Would affect existing sporting facility.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a	R						Site is being proposed for employment use. Contains features of recreational value.
6. Local needs met locally.	Y	LG	LG	LG	O	R	LG	Good accessibility to local services: but poor accessibility to local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	LG	LG	Some potential adverse effects on biodiversity but relatively easy to mitigate. Loss of woodland or trees but mitigation possible. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Landscape has capacity to accommodate development with mitigation.
9. Minimal pollution levels.	N	O	O	?	R	n/a	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential adverse affect on a designated Air Quality Management Area. Surface water effects but can be mitigated. Loss of green field site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	O	N		Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG	Negative impact on local distinctiveness but can be mitigated. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	LG	DG						Site is being proposed for employment use. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will encourage investment and support local business expansion.
Summary: Within the main built up area of the town the site consists of playing fields associated with the college. Some adverse environmental effects, most of which can be mitigated, and there is an opportunity to incorporate new natural greenspace and improve green infrastructure linking the town to open countryside to the south. Negative environmental effects arise from the potential adverse effect on air quality. Positive social effects are achieved as the site has good accessibility to local services and has accessibility to both bus and rail stations and good provision for cyclists and pedestrians. Positive economic effects arise from the provision of accessible, good quality employment opportunities, together with potential opportunities for apprenticeships and training.								

8 Assessment of Draft Allocations

Site Ref: H16 (Employment)

Recommendation: Draft Allocation

Table 8.3 Site H16

Site Ref: H17 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	LG	R	DG	O			Good accessibility to local services: but poor accessibility to GP and rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	N		N	?	N	N			Some potential adverse effects - mitigation should be possible. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	DG	n/a	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Over 75% of site is previously developed land . Neutral or slight impacts on watercourses. Negative effects: Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Severence not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site is currently a health care home and garden. Some adverse effects on the environment but these can be mitigated. In relation to social effects the site size allows for affordable housing to be provided and also contributes to positive economic effects in the creation of conditions for business success. The site also has positive social effects being accessible to open space/outdoor sports facilities, and has good accessibility to local services and facilities. Negative social effects as the local primary school is at or near capacity and likely to require expansion.										
Recommendation: Draft Allocation.										

Table 8.4 Site H17

8 Assessment of Draft Allocations

Site Ref: H18 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	Y	LG	Y	O			Good accessibility to local services: but poor accessibility to rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	N	DG	N	?	N	N			Some potential adverse effects on biodiversity. Mitigation required. Site is large enough to incorporate an area of natural/semi natural green space. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	DG	n/a	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Over 75% of site is previously developed land. Neutral or slight impacts on watercourses. Negative effects: Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle route. Convenient and safe pedestrian routes services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	DG	N			Demolition of buildings required but site redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: The site includes two separate parcels of land within the built up area: a residential care home for the elderly and a private residential dwelling set in a large garden. Some potential adverse environmental effects in relation to biodiversity but the site is large enough for significant mitigation. In relation to social effects the site size allows for affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success. The site also has positive social effects as it is accessible to open space/outdoor sports facilities, and has good accessibility to local services and facilities. However, the local primary school is at or near capacity and likely to require expansion. Redevelopment of the site provides an opportunity for high quality design.</p>										

Site Ref: H18 (Housing)

Recommendation: Draft Allocation.

Table 8.5 Site H18

8 Assessment of Draft Allocations

Site Ref: H21 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	LG	Y	R			Some accessibility to local services: but poor accessibility to rail services, primary and secondary schools and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	Y	Y			Some potential adverse effects on biodiversity and loss of woodland/trees. Mitigation required and site is large enough to incorporate an area of natural/semi natural green space. Environment Agency - impacts cannot be predicted at this stage. Medium landscape capacity: can accommodate some development, some adverse impacts that may only be mitigated in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect achievement of Air Quality Objectives. Approximately 100% greenfield site. Surface water effects but can be mitigated. Would involve loss of Grade 3 agricultural land. A railway line lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	DG	N				Minor transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness but opportunities for mitigation and improvements as part of a mixed use development.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: The site comprises open fields on the edge of the built up area. Some potential adverse effects on biodiversity and landscape but mitigation is possible and the site is large enough to incorporate an area of natural/semi natural greenspace. Development will result in the loss of grade 3 agricultural land. In relation to social effects the site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of good conditions for business success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, and can also provide for the needs of the area. A negative social effect is that the local primary school is at or near capacity and is likely to require expansion.</p>										

Site Ref: H21 (Housing)

Recommendation: Draft Allocation.

Table 8.6 Site H21

8 Assessment of Draft Allocations

Site Ref: H28 (employment)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	n/a	n/a								Site is being proposed for employment use.
2. Conditions and services to engender good health.	n/a									Site is being proposed for employment use.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a									Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a									Site is being proposed for employment use.
6. Local needs met locally.	DG	R	R	R	R	Y	O			Some accessibility to local services: poor accessibility to rail, primary school, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	LG									Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	Y	Y			Some potential effects on biodiversity - mitigation possible. Loss of ancient woodland / aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium landscape capacity - able to accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of surface water on watercourses. Negative effects: Potential to impact on air quality. 100% greenfield. Loss of grade 1, 2 or 3 agricultural land. Major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	DG	N				No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use could not be accommodated on the site.
15. Good quality employment opportunities available to all	LG	DG								Site is being proposed for employment use. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	DG									Provision of employment land will support local business expansion.
Summary: The site comprises a number of fields to the south of the A61 Wetherby Road on the approach into Harrogate. Some negative environmental effects in relation to local distinctiveness and impact on the significance of a heritage asset but some opportunities exist for mitigation to reduce the harm. There are positive effects as there is an opportunity to incorporate new natural greenspace and improve green infrastructure linking the town to open countryside to the south. There is also the potential to										

Site Ref: H28 (employment)

have an adverse effect on air quality. Positive social effects are achieved as the site has good accessibility to local services, is within 400m of a bus stop, and can link into existing cycle routes, although there are some issues to be addressed for pedestrians. Positive economic effects arise from the provision of accessible, good quality employment opportunities, together with potential opportunities for apprenticeships and training.

Recommendation: Draft allocation.

Table 8.7 Site H28

8 Assessment of Draft Allocations

Site Ref: H36 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG	O							Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area. Site is large enough to accommodate a new outdoor sports facility where a shortfall has been identified. Development would affect existing sporting facility but replacement facilities can be provided.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreational needs of the area. Development will result in the loss of recreation facilities.
6. Local needs met locally.	R	R	R	O	R	R	O			Some accessibility to local services: but poor accessibility to bus route,rail,primary school, GP and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	O	LG			Some potential effects but can be mitigated. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity/capacity: can accommodate development with mitigation.
9. Minimal pollution levels.	N	O	O	?	Y	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Part of site is previously developed land. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	LG				Some transport/and accessibility related problems - developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Site within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Some buildings capable of re-use/conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: Formerly occupied by the National Police Improvement Agency (NPIA) the site is located on Yew Tree Lane to the west of Harrogate. Some potential environmental effects on biodiversity and landscape but these can be mitigated and the site is large enough to incorporate new natural green space and add to green infrastructure. Further positive environmental benefits relate to the re use of a brown field site and the ability to reuse some buildings. Negative effects are derived from the potential of										

Site Ref: H36 (Housing)

development to impact on air quality and loss of Grade 3 agricultural land. Positive social effects are achieved as the site size enables a significant amount of affordable housing to be provided, which also contributes to positive economic effects in the creation of conditions for business success. Accessibility to amenity open space/recreation area and the ability of the site because of its size to provide a new play area and accommodate new outdoor sports facilities in an area where a shortfall has been identified is a further positive effect. There is limited accessibility to local services with further negative social impacts arising from the local primary school being at or near capacity and likely to need expansion.

Recommendation: Draft allocation.

Table 8.8 Site H36

8 Assessment of Draft Allocations

Site Ref: H37 (Mixed Use)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	DG	LG	O	LG	DG	LG	Good accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N	No adverse effects identified. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	DG	R	Y	?	DG	n/a	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to adversely affect a designated Air Quality Management Area. A railway line lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	DG	O	DG		Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	O	DG	Negative impact on local distinctiveness but opportunities for mitigation and improvement. Provision of mixed use development.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
<p>Summary: This is a key brownfield redevelopment site within Harrogate Town centre adjacent to the bus and rail stations. No adverse effects on biodiversity and the importance of the natural environment and redevelopment provides the opportunity to create a quality built environment. However, there are negative effects in relation to location adjacent to the railway line and a major road the A61, with the potential to adversely affect a designated Air Quality Management Area. Provision of affordable housing, accessibility to amenity open space and good access to local services are positive social effects, but the local school is at or near capacity and likely to require expansion. Provision of affordable housing and the potential for mixed use development create positive economic effects.</p>								
<p>Recommendation: Draft Allocation.</p>								

Table 8.9 Site H37

Site Ref: H46 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Y		Poor accessibility to local services: but accessible to major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	N	?	Y	Y			Some potential adverse effects - mitigation should be possible. Need not lead to loss of woodland or trees - potential for woodland creation on site. Can incorporate an area of natural/semi natural green space. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity/capacity: can accommodate some development, some adverse impacts that may only be mitigated in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Potential to affect achievement of the air quality objectives. Surface water effects but can be mitigated. 100% greenfield site. Loss of grade 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Site not within 400m of bus stop (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	DG	N			Site redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: Located adjacent to the B6162 Otley Road this is an agricultural field with extensive tree belts to the north, east and southern boundaries. There are positive social effects as the site is large enough to deliver a significant amount of affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports facilities. There are some adverse environmental effects which may only be mitigated in part, and there is a loss of grade 3 agricultural land, but the site can accommodate new natural green space. Negative social effects arise from the site's poor accessibility to local services, the										

8 Assessment of Draft Allocations

Site Ref: H46 (Housing)
likely need to expand the primary school, and significant transport accessibility problems which require mitigation. Further positive environmental effects arise from there being no impact on local distinctiveness and there is unlikely to be any harm to the significance of a heritage asset and site development provides an opportunity for high quality design.
Recommendation: Draft allocation

Table 8.10 Site H46

Site Ref: H48 (Housing)									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Provision of affordable housing will help reduce social isolation.
6. Local needs met locally.	Y	R	R	R	O	Y	R		Some accessibility to local services: but poor accessibility to rail, primary and secondary school and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R		N	?	Y	Y		Some potential adverse effects on biodiversity - mitigation possible. Development likely to result in loss of ancient woodland aged or veteran or trees protected by a TPO. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - key characteristics vulnerable to change. Medium landscape capacity - able to accommodate some development with part mitigation.
9. Minimal pollution levels.	N	?	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects of surface water on watercourses. Negative effects: 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	DG	N			Some transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists and convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m Site wholly Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site lies adjacent to Kingsley Farm and is an overgrown field on the north eastern built up edge of Harrogate. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports facilities. Some adverse effects on biodiversity have been identified but mitigation is possible but development of the site would not lead to the loss of important trees/woodland and the best and most versatile agricultural land. The site has some accessibility to local services but the local primary school is at or near capacity and likely to require expansion. Positive social effects as the site lies within 400m of a bus stop and there is good provision for cyclists and pedestrians. The landscape, which is of medium sensitivity is capable of accommodating some development with mitigation but negative impacts arise from the impact on local distinctiveness and likely harm to the significance of a heritage asset.</p>									

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Site Ref: H48 (Housing)
Recommendation: Draft allocation

Table 8.11 Site H48

Site Ref: H49 (Housing)									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG	DG							Accessible to play area/amenity open space/outdoor sports. Site is large enough to accommodate a new outdoor sports facility and help meet a local shortfall.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R						Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	O		Some accessibility to local services: but poor accessibility to bus and rail services, secondary school, GP and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	O	O		Some potential adverse effects but mitigation should be possible. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Medium/low capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Loss of greenfield site. Loss of Grade 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N			Significant transport and/or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land . Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	DG		Negative impact on local distinctiveness but opportunities for mitigation and improvements. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.

8 Assessment of Draft Allocations

Site Ref: H49 (Housing)

Summary: Located on the western edge of Harrogate this is a greenfield site which is mainly Grade 3 agricultural land. Some potential adverse effects on biodiversity and the importance of the natural environment, and some harm to the significance of a heritage asset but mitigation should be possible. Potential to affect achievement of the air quality objectives but the site is large enough to incorporate new natural green space and add to green infrastructure. Provision of a significant amount of affordable housing, accessibility to amenity open space and the ability for the site to help meet a shortfall in outdoor sports provision are positive social effects. Negative social effects arise from the local school being at or near capacity and likely to require expansion and limited accessibility to local services and facilities. Transport impacts will require substantial mitigation. Potential for mixed use development and provision of affordable housing create positive economic effects.

Recommendation: Draft Allocation

Table 8.12 Site H49

Site Ref: H51 (Mixed Use)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports. Site is large enough to accommodate a new outdoor sports facility and help meet a local shortfall.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	Y		Poor accessibility to local services: but some accessibility to a quality bus service and a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	O			Some potential adverse effects on biodiversity but mitigation should allow development. Need not lead to loss of woodland or trees/potential new woodland creation. Site large enough to incorporate new natural green space and add to green infrastructure. High landscape sensitivity and low/medium capacity to accommodate development - limited opportunities for mitigation Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect air quality. Loss of Grade 3 agricultural land. Loss of green field site. Site is close to B6162 Otley Road. Surface water effects but can be mitigated.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N				Significant transport and/or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	DG			Buildings on site are capable of reuse. Negative impact on local distinctiveness but opportunities for mitigation and improvements.
15. Good quality employment opportunities available to all	DG	?								Mixed use scheme including housing and employment land.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

8 Assessment of Draft Allocations

Site Ref: H51 (Mixed Use)

Summary: A large site to the south west of Harrogate lying to the south of the Cardale Business Park. Some potential adverse effects on biodiversity but the site is large enough to incorporate new natural green space and add to green infrastructure. There are negative landscape effects with limited opportunities for mitigation and whilst development is likely to harm the significance of a heritage asset mitigation is possible. In relation to social effects the site size allows for a significant amount of affordable housing to be provided, which also contributes to positive economic effects by creating conditions for business success. Further positive social effects are achieved as the site is accessible to recreation facilities and is large enough to accommodate a new outdoor sports facility and help meet a local shortfall, and has some accessibility to a quality bus service and major area of employment. There are significant negative transport /accessibility/cumulative impacts to be resolved but mitigation is possible. The local primary school is at or near capacity and likely to require expansion.

Recommendation: Draft allocation

Table 8.13 Site H51

Site Ref: H56 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, GP, local shopping facilities and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	O	DG	LG	?	R	R			Some potential effects on biodiversity but relatively easy to mitigate for. Likely to result in loss of woodland/trees - full mitigation not possible. Site is large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. High landscape sensitivity - limited capacity to accommodate development or mitigate. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect achievement of the Air Quality objectives. Loss of greenfield site. Loss of Grade 3 agricultural land. Surface water effects but can be mitigated. A major road - A59 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	DG	N				Some transport and/or accessibility related problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use can be accommodated on the site.
15. Good quality employment opportunities available to all	n/a									Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

8 Assessment of Draft Allocations

Site Ref: H56 (Housing)

Summary: Located to the north of the A59 Skipton Road in Harrogate. This is a large agricultural field with negative landscape effects and loss of trees which will be difficult to mitigate. Some potential adverse effects in relation to biodiversity but these can be mitigated, and the site is large enough to incorporate new natural green space and contribute to green infrastructure. In relation to social effects the site size allows for a significant amount of affordable housing to be provided, which also contributes to positive economic effects by creating conditions for business success. Further positive social effects relate to the potential for mixed use development on the site, including the provision of community facilities, some accessibility to local services, the accessibility of the site to recreation facilities and the ability to accommodate a new play area. Development of the site has the potential to adversely affect the AQMA and there would be an adverse impact on the local primary school which may need expansion

Recommendation: Draft allocation.

Table 8.14 Site H56

Site Ref: H63 (Mixed)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	LG	O	LG	DG	LG	Good accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	N		LG	?	N	N	Some potential adverse effects-mitigation should be possible. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	DG	?	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Neutral or slight effects on nearby watercourses. 75-100% previously developed land. Negative effects: Site lies close to the railway.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Convenient and safe pedestrian routes to access services and facilities. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	N	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	DG							Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	DG	Site redevelopment provides an opportunity for high quality design. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?						Mixed use scheme including housing and employment land.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
<p>Summary: The site consists of a surface level car park and holding area for the Harrogate International Centre off Dragon Road in Harrogate. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and can also meet the recreation needs of the local area. There is good accessibility to local services, although the local primary school is at or near capacity and may require expansion. Some adverse effects in relation to the natural environment but mitigation should be possible. There are no adverse effects on the built environment but development would provide the the opportunity to have a positive effect on the significance of a designated heritage asset. There are no transport/accessibility problems and provision for cyclists and pedestrians is good. Further positive effects relate to the site being brownfield which would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>								

8 Assessment of Draft Allocations

Site Ref: H63 (Mixed)
Recommendation: Draft Allocation

Table 8.15 Site H63

Site Ref: H65 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	Y	Y			Some accessibility to local services: but poor accessibility to rail services, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O			Some potential adverse effects - mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - medium/low capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Some adverse effects on water courses but can be mitigated. Negative effects: 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes, convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	N	DG							Bus stop not within 400m (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site consists of a series of greenhouses and operational buildings associated with Harrogate Borough Council's plant nurseries off Harlow Moor Road on the western side of Harrogate. There are potential adverse environmental effects in relation to biodiversity and landscape but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Adverse effects on the built environment can also be mitigated. Site size allows for a significant amount of affordable housing to be provided, contributing to positive social effects and also positive economic effects by creating conditions for business success. Further positive social effects arise from the site's accessibility to local services and the ability										

8 Assessment of Draft Allocations

Site Ref: H65 (Housing)
to meet it's own recreation needs and help meet the recreation needs of the area. Negative social effects arise form the potential adverse impact on the local primary school which may need expansion. There are no transport/and or accessibility/cumulative impact problems which requirre substantial mitigation, but there is poor connectivity to cycle routes.
Recommendation: Draft allocation

Table 8.16 Site H65

Site Ref: H70 (Housing)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG						Accessible to play area/amenity open space/outdoor sports. Site is large enough to accommodate a new outdoor sports facility and help meet a local shortfall.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R					Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	Y	R	R	Y	Some accessibility to local services: but poor accessibility to rail, local primary school, GP and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	O	Some potential adverse effects - mitigation should be possible. Need not result in loss of woodland/trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	O	O	?	O	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to impact on air quality. Loss of Grade 1,2 or 3 agricultural land. Some adverse effects on water courses but can be mitigated. Positive effects: Previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N		Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	DG	Buildings on site are capable of reuse/conversion. Negative impact on local distinctiveness but can be mitigated. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.

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Site Ref: H70 (Housing)

Summary: The site consists of an 'L' shaped parcel of land to the south of Whinney Lane wrapping around Ashville College playing fields and linking up with the former police training college to the west of Yew Tree Lane. There are negative landscape effects, and potential adverse effects in relation to biodiversity. The site is however large enough to incorporate new natural green space and add to green infrastructure. There is a negative effect on local distinctiveness and the potential to harm the significance of a heritage asset but mitigation is possible and some buildings on site are capable of reuse/conversion. In relation to social effects the site size allows for a significant amount of affordable housing to be provided, which also contributes to positive economic effects by creating conditions for business success. Further positive social effects relate to the potential for mixed use development on the site, including the provision of community facilities, some accessibility to local services, and the site is able to meet it's own recreation needs and help meet a local shortfall in sports provision. Negative environmental effects relate to the potential of the site to adversely affect the AQMA, and a potential adverse impact on the local primary school which may need expansion. Significant transport/and or accessibility/cumulative impact problems requirre substantial mitigation, and there is poor connectivity to cycle routes.

Recommendation: Draft allocation.

Table 8.17 Site H70

Knaresborough Draft Allocation Sites

Site Ref: K17 (Mixed Use)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	DG	O	Y	LG	DG	LG			Good accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N			No adverse effects identified. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	DG	DG	Y	?	DG	na	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean up of contaminated land, Unlikely to have an impact on the Air Quality objectives, Neutral or slight effects on watercourses, Over 75% is previously-developed. Negative effects: Close to major road and railway.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m of the site. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation is possible.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	DG	DG	N			Provides for the regeneration of a visually unattractive area. Buildings on site that are capable of re-use or conversion. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	LG	na								Site is suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

8 Assessment of Draft Allocations

Site Ref: K17 (Mixed Use)

Summary: The site comprises a vacant brownfield site within the town centre boundary of Knaresborough. No adverse effects on biodiversity however there are likely to be adverse effects on heritage assets which could be mitigated for. In relation to social effects the site size allows for affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success however there is a likely negative impact on the local primary school which may need expansion. There are further positive social effects as the site is accessible to local services and open space/outdoor sports facilities. Positive environmental effect include the cleaning up of visually unattractive and potentially contaminated land.

Recommendation: Draft Allocation

Table 8.18 Site K17

Site Ref: K21 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R	O		Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery and local shopping facilities
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	O			Some potential adverse effects but mitigation should be possible and site is large enough to incorporate an area of natural/semi natural green space. Need not lead to the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to adversely affect a designated Air Quality Management Area. Some adverse effects on watercourses. 100% greenfield, Would involve the loss of grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

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Site Ref: K21 (Housing)

Summary: The site comprises open fields on the edge of the built up area. Some potential adverse effects on biodiversity and landscape but mitigation is possible and the site is large enough to incorporate an area of natural/semi natural greenspace. In relation to social effects the site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, has some accessibility to local services and can also incorporate new greenspace. Development of the site does have the potential to adversely affect the AQMA and there would be a adverse impact on the local primary school which may need expansion.

Recommendation: Draft Allocation

Table 8.19 Site K21

Site Ref: K22 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R	Y		Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery and local shopping facilities
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	Y	Y			Some potential adverse effects but mitigation should be possible and site is large enough to incorporate an area of natural/semi natural green space. Need not lead to the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area able to accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to adversely affect a designated Air Quality Management Area. Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Minor transport and/or accessibility related problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses

8 Assessment of Draft Allocations

Site Ref: K22 (Housing)

Summary: The site comprises open fields on the edge of the built up area. Some potential adverse effects on biodiversity and landscape but mitigation is possible and the site is large enough to incorporate an area of natural/semi natural greenspace. In relation to social effects the site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, has some accessibility to local services and can also incorporate new greenspace. Development of the site does have the potential to adversely affect the AQMA and there would be an adverse impact on the local primary school which may need expansion.

Recommendation: Draft Allocation

Table 8.20 Site K22

Site Ref: K25 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports. Site is large enough to accommodate a new outdoor sports facility in a ward with shortfall of provision.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	LG		Some accessibility to local services but poor accessibility to rail services, primary and secondary school, GP surgery, local shopping facilities
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	N	?	O	O			Some potential adverse effects but mitigation should be possible. The site is large enough to incorporate an area of natural/semi natural green space and significant woodland creation. Environment Agency - impacts cannot be predicted at this stage. High/low landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to adversely affect a designated Air Quality Management Area. Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	O	R	R	DG				Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure provision. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Significant barrier to accessibility making car use more attractive.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses
Summary: The site comprises open fields adjacent to the extant planning commitment at Manse Farm. Some potential adverse effects on biodiversity and landscape but mitigation is possible and the site is large enough to incorporate an area of natural/semi natural greenspace and significant woodland planting. In relation to social effects the site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business										

8 Assessment of Draft Allocations

Site Ref: K25 (Housing)

success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities and has some accessibility to local services. Development of the site does have the potential to adversely affect the AQMA, local distinctiveness and there would be a adverse impact on the local primary school which may need expansion. Mixed use development could be accommodated on this site.

Recommendation: Draft Allocation

Table 8.21 Site K25

Ripon Draft Allocation Sites

Site Ref: R1 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	R	LG								Site size does not allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreational or amenity value.
6. Local needs met locally.	Y	R	O	R	O	Y	LG			Some accessibility to local services: but poor accessibility to secondary education and rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	N	N		N	?	N	N			No adverse effects identified. Environment Agency- impacts cannot be predicted at this stage.
9. Minimal pollution levels.	DG	DG	Y	?	DG	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean up contaminated land. Unlikely to impact on air quality. Neutral or slight effects on nearby watercourses. Brownfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	O	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Good provision for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Brownfield site.
13. Protect and enhance the historic environment.	DG									Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	DG	N			Demolition of buildings would be required. Site redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	R	na								Loss of employment site.
16. Conditions for business success, economic growth and investment	R									Site is only being proposed for housing but provides a useful supply of low grade employment land.
<p>Summary: This is a brownfield site within the city where development will result in positive environmental effects. In relation to social effects the site will allow affordable housing to be provided but will have an adverse effect on primary school provision and will not contribute towards the recreation needs of Ripon where a shortfall has been identified. There is some accessibility to local services but poor connectivity to cycle routes. Whilst development for housing will result in the loss of an employment site it is considered that on balance the benefits of the site for housing provision out-weigh the loss of this employment site.</p>										

8 Assessment of Draft Allocations

Site Ref: R1 (Housing)

Recommendation: Draft allocation

Table 8.22 Site R1

Site Ref: R6 (Housing)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	O	Poor accessibility to local services; but some accessibility to major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	O	Some potential adverse effects - mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. High Landscape sensitivity- not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on the achievement of Air Quality objectives. Some adverse effects on watercourses but can be mitigated. Negative effects: Loss of greenfield site. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	O	N		Minor transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
<p>Summary: A well screened site on the edge of the built up area with some potential adverse environmental effects in relation to biodiversity, harm to the significance of a heritage asset, and impact on local distinctiveness, but mitigation should be possible. The site is large enough to incorporate an area of natural/semi natural green space. Negative impacts include loss of Grade 3 agricultural land. In relation to social effects the site will allow affordable housing to be provided reducing social isolation, and positive economic benefits are achieved by creating conditions for business success. Further positive social effects result from the site being accessible to open space/outdoor sports facilities and providing the opportunity to also contribute to meeting the recreation needs of the area. Negative social effects relate to the local primary school which is likely to be at or near capacity and may require expansion and poor accessibility to local services, although there is some accessibility to a major area of employment. Transport and accessibility issues can be overcome but there is poor provision for cyclists.</p>								

8 Assessment of Draft Allocations

Site Ref: R6 (Housing)

Recommendation: Draft allocation

Table 8.23 Site R6

Site Ref: R8 (Housing)									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG							Site size is large enough to deliver new play area and new outdoor sports facility to help meet identified shortfall.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Opportunity to meet recreation needs of the area in addition to its own needs
6. Local needs met locally.	Y	R	R	R	R	Y	O		Some accessibility to local facilities; but poor accessibility to rail, primary and secondary schools and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	Y	Y		Some potential adverse effects on biodiversity - mitigation should be possible. May result in loss of woodland or trees- mitigation possible. Site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity and capacity: some development can be accommodated- can be mitigated in part.
9. Minimal pollution levels.	N	R	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect designated air quality management area. Surface water effects can be mitigated. Loss of greenfield site. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	DG	N			Significant transport and/or accessibility/cumulative impact problems-substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severence is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG						Not within 400m of a bus stop (50+dwelling). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources, and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	DG		Negative impact on local distinctiveness but opportunities for mitigation. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.
<p>Summary: Located on the south-western edge of the built up area of Ripon and to the west of Quarry Moor SSSI. Some potential adverse environmental effects in relation to biodiversity and landscape but impacts can be mitigated and the site is large enough to incorporate new natural greenspace and add to green infrastructure. Further potential adverse effects relate to the potential of the site to adversely affect an Air Quality Management Area and development will lead to the loss of Grade 3 agricultural land. There are positive social effects as site size allows for the provision of a significant amount of affordable housing, which also has positive economic effects through the creation of conditions for business success. Further positive social effects derive from the site being large enough to deliver a new play area and outdoor sports facility to help meet an identified shortfall, some accessibility to local facilities, and access to a local primary school which is likely to have spare capacity. Transport and accessibility issues can be mitigated but there is poor connectivity to cycle routes.</p>									

8 Assessment of Draft Allocations

Site Ref: R8 (Housing)
Recommendation: Draft allocation

Table 8.24 Site R8

Site Ref: R23 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	O								Accessible to play area/amenity open space/outdoor sports. Development would affect existing sporting or recreational facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value which will be lost.
6. Local needs met locally.	Y	R	O	R	R	R	R	O		Some accessibility to local services:poor accessibility to rail, secondary school, GP, shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	Y	LG			Some potential adverse effects on biodiversity-mitigation possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Landscape sensitivity: medium. Capacity: high medium - can accomodate development with mitigation and enhancement.
9. Minimal pollution levels.	N	R	O	?	Y	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to adversely affect designated Air Quality Management Area. Surface water effects can be mitigated. Positive effects: Previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport/and accessibility related problems, including cumulative impacts but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Convenient and safe pedestrian routes to access services and facilities. Severence is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of a bus stop (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources, and increase energy and water consumption and waste Brownfield site.
13. Protect and enhance the historic environment.	O									Likely to harm significance of a heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Some buildings on site are capable of reuse/conversion . Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a									Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: Located to the south-west of the built up area of Ripon this is the site of a former school and associated sports fields. Some potential adverse effects on biodiversity and landscape but mitigation possible and the site is large enough to incorporate an area of natural/semi natural green space. But there are adverse environmental effects as development is likely to result in loss of ancient woodland/veteran trees or those protected by TPO and has the potential to adversely affect an Air Quality Management Area. In relation to social effects the site size allows for the provision of affordable housing , which also has positive economic benefits as it contributes towards the creation of conditions for business success. There are further positive social effects as the										

8 Assessment of Draft Allocations

Site Ref: R23 (Housing)
site is accessible to open space/outdoor sports facilities and is large enough to meet the needs of the local area, (however development of the whole site would result in the loss of existing facilities), has some accessibility to local services and facilities and a primary school with spare capacity.
Recommendation: Draft allocation

Table 8.25 Site R23

Site Ref: R24 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG	R							Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new outdoor sports facility to help meet identified need. Would affect existing sporting facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and likely to require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	R	O	R	R	R			Some accessibility to local services: but poor accessibility to bus service, rail station, primary school, GP, local shopping facilities and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	LG	LG			Some potential adverse effects - mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium/low landscape sensitivity: - area capable of accommodating development with mitigation and enhancement.
9. Minimal pollution levels.	N	R	O	?	DG	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Previously developed land. Negative effects: Potential to affect a designated Air Quality Management Area. 75-100% previously developed land. Some adverse effects on water courses but can be mitigated.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	O	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access issues- mitigation possible.. Severence can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m . Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no Conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	DG	DG			Demolition of buildings would be required but site redevelopment provides an opportunity for high quality design. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	R	na								Loss of employment site.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

8 Assessment of Draft Allocations

Site Ref: R24 (Housing)
<p>Summary: This is the site of the former Deverell Barracks currently being disposed of by the MOD together with the adjacent Claro Barracks (Site R 25). A brownfield site with some adverse environmental effects but mitigation is possible. Negative environmental effects relate to the site's potential to affect a designated Air Quality Management Area and this will need to be investigated further in association with the need to address significant transport impacts. In relation to social effects the site is capable of delivering significant affordable housing reducing social isolation, but will have an adverse effect on primary school provision and may require expansion of the local primary school. The site is accessible to a play area/amenity open space/outdoor sports and is large enough to accommodate a new outdoor sports facility to help meet identified need in the city. In this respect there is the opportunity to retain existing sports facilities on the site. There is poor accessibility to local services. Provision of affordable housing as part of the scheme will have positive economic effects providing an opportunity for high quality design. Development of this site in association with the adjacent Claro Barracks provides the opportunity to bring forward wider environmental, social and economic effects and provide the opportunity for high quality design.</p>
<p>Recommendation: Draft allocation in association with R25.</p>

Table 8.26 Site R24

Site Ref: R25 (Mixed use)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG	DG	O							Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new outdoor sports facility to help meet identified need. Would affect existing sport facility but replacement can be provided.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and likely to require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	Y	Y			No adverse effects identified. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity - Some adverse impacts on landscape and visual amenity that may be mitigated in part.
9. Minimal pollution levels.	DG	R	O	?	DG	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean up of contaminated land. Previously developed land. Negative effects: Potential to adversely affect a designated Air Quality Management Area. Some adverse effects on water courses but can be mitigated.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	O	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Convenient pedestrian routes. Severence can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources, and increase energy and water consumption and waste Brownfield site.
13. Protect and enhance the historic environment.	N									There is no Conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	DG			Some buildings on site are capable of conversion and site re-development provides an opportunity for high quality design. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	R	n/a								Loss of employment site.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

8 Assessment of Draft Allocations

Site Ref: R25 (Mixed use)

Summary: This is the site of the former Claro Barracks currently being disposed of by the MOD together with Deverell Barracks (Site R 24). A brownfield site with some adverse environmental effects on landscape and visual amenity but mitigation is possible. Negative environmental effects arise as the site has the potential to affect a designated Air Quality Management Area and this will need to be investigated further in association with significant transport impacts. Positive social effects arise from the site being capable of delivering significant affordable housing reducing social isolation, but there will be an adverse effect on primary school provision which may require expansion of the local school. The site is accessible to a play area/amenity open space/outdoor sports area and is large enough to accommodate a new outdoor sports facility to help meet an identified need in the city. There is also the potential to retain existing sports facilities on the site. Retention of the technical employment area to the west of the site would provide a significant employment asset for the city resulting in positive economic effects. Mixed-use development can be accommodated as part of a masterplan for this site and the adjacent Deverell Barracks site bringing wider environmental, social and economic benefits to the city and providing the opportunity for high quality design.

Recommendation: Draft allocation in association with R24.

Table 8.27 Site R25

Boroughbridge Draft Allocation Sites

Site Ref: B2 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	Y	O			No adverse biodiversity effects identified/net gains. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:site able to accommodate some development but mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect achievement of Air Quality objectives. Some adverse effects on surface water/ground water but can be mitigated. Loss of greenfield site. Grade 1,2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but can be addressed. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

8 Assessment of Draft Allocations

Site Ref: B2 (Housing)

Summary: Located to the north of Langthorpe and north of Boroughbridge. Some potential adverse environmental effects but mitigation should be possible, including the provision of new natural green space, adding to green infrastructure. However, development would result in the loss of a greenfield site of Grade 3 agricultural land. In relation to social effects the site will allow affordable housing to be provided reducing social isolation, but will have an adverse effect on primary school provision. The site has poor accessibility to local services, but is 400m or closer to a bus route offering a good quality bus service. Provision of affordable housing will encourage investment and local business expansion having positive economic effects.

Recommendation: Draft allocation

Table 8.28 Site B2

Site Ref: B4 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG									Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate a new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	R	LG	O	DG	O			Some accessibility to local services: poor accessibility to rail station and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	Y	Y			Some adverse effects on biodiversity - mitigation should be possible. Likely to result in loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: landscape can accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on the achievement of the Air Quality objectives. Some adverse effects on surface water/ground water but can be mitigated. Negative effects: Loss of greenfield land. Loss of Grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N				Significant transport and/ or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but can be addressed. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	DG			Mixed use can be accommodated
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: This is a large greenfield site to the southeast of the built up area of the town. There are some potential adverse effects on biodiversity and loss of woodland but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Medium landscape sensitivity but the landscape can accommodate development with mitigation. Adverse environmental effects include the loss of Grade 2 Agricultural land. There are significant transport/accessibility impacts which require mitigation. There are positive social effects: the site is capable of delivering a significant amount of affordable housing which will help reduce social inclusion and is accessible to existing open space and large enough to accommodate										

8 Assessment of Draft Allocations

Site Ref: B4 (Housing)
a new play area. Development will have an adverse effect on primary school provision. There is some accessibility to local services. Positive economic effects are the potential for mixed use development and the provision of affordable housing as part of the scheme encourages investment and local business expansion.
Recommendation: Draft allocation

Table 8.29 Site B4

Site Ref: B11 (Housing)										
SA objective	Ratings									Analysis
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate a new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Site does not have any cultural/recreational value.
6. Local needs met locally.	DG	R	O	LG	O	DG	O			Some accessibility to local services: poor accessibility to a rail station.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N			No potential adverse effects identified. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	O	Y	?	DG	na	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Neutral or slight effects of additional surface water on nearby water courses. 75-100% previously developed land. Negative effects: Potential to affect achievement of Air Quality objectives.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but can be addressed. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	N									No adverse effects identified.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	N	N			Demolition of buildings required.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: This site is a brownfield site within the built up area of Boroughbridge which lies to the south of the town centre and comprises a small holiday caravan park. There are no adverse environmental effects identified. There are positive social effects as the site size allows for the provision of affordable housing which will help reduce social isolation and is large enough to accommodate a new play area. There is some accessibility to local services. Negative effects result from the local school being at or near capacity and which may require expansion. Provision of affordable housing as part of a scheme encourages investment and local business expansion.										
Recommendation: Draft allocation										

Table 8.30 Site B11

8 Assessment of Draft Allocations

Masham Draft Allocation Sites

Site Ref: M8 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	O	R	O	R	LG			Some accessibility to local services: poor accessibility to rail services, a secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	O	Y			Some potential adverse effects on biodiversity- mitigation should be possible. Likely to result in loss of ancient woodland/aged or veteran trees and /or trees protected by TPO. Site large enough to incorporate an area of natural/semi natural green space, including woodland. Environment Agency- impacts cannot be predicted at this stage. High to medium landscape sensitivity: the area is capable of accommodating some development but may only be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on achievement of air quality objectives. Some adverse surface effects on water courses but mitigation should be possible. Negative effects: Loss of greenfield site. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport and/or accessibility problems, but poor connectivity to suitable cycle routes. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian and safety issues but can be mitigated. Severence is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Site not within 400m of bus stop Within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: M8 (Housing)

Summary: A green field site on the south western edge of the town comprising parts of two agricultural fields. Positive social effects relate to the provision of affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the local primary school being at or near capacity and may require expansion and there is limited accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to landscape. The site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement, but development will lead to the loss of Grade 3 agricultural land. Transport and accessibility issues can also be mitigated. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.31 Site M8

8 Assessment of Draft Allocations

Site Ref: M13 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	O	R	LG	R	Y			Some accessibility to local services: poor accessibility to rail services, a secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	Y	Y			Some potential adverse effects- mitigation should be possible. Loss of ancient woodland/aged or veteran trees and o/or tress protected by TPO. Site large enough to incorporate an area of natural/semi natural green space, including woodland. There is a public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium landscape capacity - able to accommodate scale of development - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Loss of greenfield site. Loss of grade 3 agricultural land. Positive effects: Unlikely to have impact on Air Quality objectives. Some adverse effects on water courses but mitigation should be possible. 100% greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	R	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severence is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Site not within 400m of bus stop. Within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: A generally flat green field site east of Thorpe Road on the southern approach to Masham. The site comprises a rectangular field in arable use and a further parcel of agricultural land immediately to the north which wraps around Ibbetson Close. Positive social effects relate to the provision of a significant amount of affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, and the ability of the site to also meet the recreational needs of the area. Negative social effects										

Site Ref: M13 (Housing)

result from the local primary school being at or near capacity and may require expansion and limited accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to historic environment. The site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement, but development will lead to the loss of Grade 3 agricultural land. Transport and accessibility issues can also be mitigated but there is poor provision for cyclists and pedestrians. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.32 Site M13

8 Assessment of Draft Allocations

Pateley Bridge Draft Allocation Sites

Site Ref: P1 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	LG	R	R	Y			Some accessibility to local services but poor accessibility to rail services, primary school, GP surgery and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	O	O			Some potential adverse effects but easy to mitigate. The site is large enough to incorporate an area of natural/semi natural greenspace. Loss of trees protected by a TPO. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Some adverse effects on watercourses - but mitigation possible. No loss of grade 1,2,or 3 agricultural land. Negative effects: 100% greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Good provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: P1 (Housing)

Summary: The site comprises open fields on the edge of the built up area. Some potential adverse effects on biodiversity, the historic environment and landscape but mitigation is possible. The site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, has some accessibility to local services and its development would provide the opportunity for high quality design. Development of the site does not involve the loss of good quality agricultural land. Negative social effects occur as there would be an adverse impact on the local primary school which may need expansion.

Recommendation: Draft Allocation

Table 8.33 Site P1

8 Assessment of Draft Allocations

Site Ref: P5 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	LG	O	R	R			Some accessibility to local services but poor accessibility to rail services, primary school, local shopping facilities and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O		N	?	O	O			Some adverse effects but easy to mitigate. Likely to result in loss of trees/woodland - full mitigation not possible. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	Y	?	O	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Up to 24% previously developed land. No grade 1,2 or 3 agricultural land. Negative effects: Neutral or slight effects on watercourses.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Good provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	N			Buildings on site capable of re-use/conversion. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a large garden on the edge of the built up area. Some potential adverse effects on biodiversity, the historic environment and landscape but mitigation is possible. Site size allows for affordable housing which will help support existing businesses. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, has some accessibility to local services and its development would provide the opportunity for high quality design as well as utilising brownfield land. There would be an adverse impact on the local primary school which may need expansion.</p>										

Site Ref: P5 (Housing)
Recommendation: Draft Allocation

Table 8.34 Site P5

8 Assessment of Draft Allocations

Site Ref: P7 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	O	DG	DG	R			Some accessibility to local services but poor accessibility to rail services, and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	Y		LG	?	Y	LG			No adverse effects identified. Potential impact on TPO trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	DG	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Up to 100% previously developed land. Negative effects: Some adverse effects on watercourses.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Some pedestrian access issues which can be mitigated. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% of the site within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	DG									Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N			Provides for regeneration of disused highways depot. Demolition of buildings would be required. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	R	R								Loss of employment site accessible by public transport.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises a large garden on the edge of the built up area. No adverse effects on biodiversity and the potential effects on the landscape can be mitigated. Development of the site however would have positive effects on a designated heritage asset. Site size allows for affordable housing which will help support existing businesses. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, has some accessibility to local services and its development would provide the opportunity for high quality design as well as utilising brownfield land. There would be an adverse impact on the local primary school which may need expansion.										

Site Ref: P7 (Housing)
Recommendation: Draft Allocation

Table 8.35 Site P7

8 Assessment of Draft Allocations

Site Ref: P10 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for delivery of affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	LG	O	R	R			Some accessibility to local services but poor accessibility to rail services, primary school, GP surgery, local shopping facilities and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	R		N	?	O	O			Some adverse effects but easy to mitigate. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area only capable of accommodating limited development.
9. Minimal pollution levels.	N	DG	Y	?	O	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Loss of some agricultural land although doesn't contain grade 1,2, or 3 agricultural land. Positive effects: Unlikely to have impact on air quality. Neutral or slight effects on watercourses. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Good provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Buildings on site capable of conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Small site that forms part of the garden to the Grassfield Hotel. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities however is not large enough to help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is poor accessibility to some local services, there is good accessibility to the secondary										

Site Ref: P10 (Housing)

school and a bus route with good quality service. There are some adverse effects on the natural environment that can be mitigated. Mitigation for adverse effects on heritage assets is not possible. Development would utilise brownfield land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion. Site could only be developed in conjunction with P1 and P5.

Recommendation: Draft Allocation

Table 8.36 Site P10

8 Assessment of Draft Allocations

Villages B - D Draft Allocation Sites

Birstwith Draft Allocation Sites

Site Ref: BW9 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	Y	R	O	R	DG	R	R			Poor accessibility to local services: but good accessibility to bus service, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	N			?	Y	LG		Some potential effects on designated sites- mitigation should be possible. Need not lead to loss of woodland or trees. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity: key characteristics susceptible to change. High/medium capacity to accommodate development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Some adverse effects on water courses but can be mitigated. Negative effects: 100% greenfield. Would involve loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport/accessibility problems requiring developer funded mitigation to overcome. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N									No heritage assets affected.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Neutral impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: BW9 (Housing)

Summary: A small, broadly rectangular site forming part of a larger field in agricultural use. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services including good accessibility to a bus service, primary school and GP. But the local primary school is at or near capacity and likely to require expansion. There are significant transport/accessibility problems but mitigation is possible and there is poor provision for cycling and pedestrians. Positive environmental effects occur as there is no adverse impact on the historic environment and landscape impacts can be mitigated. However this needs to be balanced with the loss of grade 3 agricultural land.

Recommendation: Draft Allocation

Table 8.37 Site BW9

8 Assessment of Draft Allocations

Site Ref: BW10 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	DG	R	LG	DG	R			Poor accessibility to local services: but good accessibility to bus service, primary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R		LG	?	R	O			Some potential effects on designated sites- mitigation should be possible. Loss of ancient woodland, aged or veteran trees and/or trees protected by TPO. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. High landscape sensitivity: high density of sensitive features. Landscape capacity medium/low: opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Some adverse impact on water courses but can be mitigated. Negative effects: 100% greenfield. Would involve loss of grade 3 agricultural land. Noise from nearby mill.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 3 agricultural land
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Site is not in a derelict or visually unattractive area and there are no buildings on site. Negative impact on local distinctiveness but can be mitigated. Cannot accommodate mixed use development.
15. Good quality employment opportunities available to all	n/a									Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: BW10 (Housing)

Summary: The site comprises part of a grass field off Wreaks Road in the centre of Birstwith. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services including good accessibility to a bus service, primary school, GP and shopping, but the local primary school is at or near capacity and likely to require expansion. There are no transport/accessibility problems, but poor provision for cycling and some pedestrian access and safety issues. Positive environmental effects occur as there is unlikely to be an adverse effect on the historic environment. There are potential adverse landscape impacts but mitigation is possible, and development will result in the loss of grade 3 agricultural land, but these need to be balanced with the wider positive effects described.

Recommendation: Draft Allocation

Table 8.38 Site BW10

8 Assessment of Draft Allocations

Bishop Monkton Draft Allocation Sites

Site Ref: BM2 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R	R		Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	Y	O			Some potential adverse effects but mitigation should be easy. Need not result in the loss of woodland/tress. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Good provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Site redevelopment provides opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: BM2 (Housing)

Summary: A greenfield site on the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services except primary school. There are some adverse effects on the natural environment but mitigation should be possible. There is unlikely to be effects on the built environment and development of the site would actually provide opportunities for good design. There are no transport problems and provision for cyclists is good however there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 2 agricultural land however there is unlikely to be an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.39 Site BM2

8 Assessment of Draft Allocations

Site Ref: BM3 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	Y			Some potential adverse effects but mitigation should be easy. Need not result in the loss of woodland/tress. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:area capable of accommodating some development and mitigation possible in part
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Good provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: A greenfield site on the southern end of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services except primary school. There are some adverse effects on the built and natural environment but mitigation is possible. There are no transport problems and provision for cyclists is good however there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 3 agricultural land however, development is unlikely to have an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.										

Site Ref: BM3 (Housing)

Recommendation: Draft Allocation

Table 8.40 Site BM3

8 Assessment of Draft Allocations

Site Ref: BM4 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of deisgn policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	Y	O			Some potential adverse effects but mitigation possible. Need not result in the loss of woodland/tress. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Good provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: A greenfield site on the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services except primary school. There are some adverse effects on the natural environment but mitigation should be possible. There is unlikely to be effects on the built environment and development of the site would actually provide opportunities for good design. There are no transport problems and provision for cyclists is good however there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: BM4 (Housing)
Recommendation: Draft Allocation

Table 8.41 Site BM4

8 Assessment of Draft Allocations

Dacre Banks Draft Allocation Sites

Site Ref: DB3 (Housing)									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	O	R	DG	DG	O		Poor accessibility to local services except bus services, GP surgery and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R		N	?	O	O		Some potential adverse effects but mitigation should be possible. Likely to result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities.
9. Minimal pollution levels.	DG	DG	O	?	O	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. Positive effects: Unlikely to have an impact on air quality. Would utilise some brownfield land. Clean-up of contaminated land. Would not result in the loss of grade 1,2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access services and facilities. Poor provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	DG	N		Demolition of buildings would be required. Site redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	R	R							Loss of employment site
16. Conditions for business success, economic growth and investment	R								Existing businesses on site will be displaced.

Site Ref: DB3 (Housing)

Summary: Brownfield site on the western side of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service as well as local shopping and health facilities. There are some adverse effects on the built and natural environment but mitigation should be possible. There are no transport problems and whilst provision for pedestrians is good, provision for cyclists is poor. Development of the site would utilise brownfield land and provides the opportunity for high quality design however it would involve the loss of employment land in the form of the petrol station which occupies part of the site.

Recommendation: Draft Allocation

Table 8.42 Site DB3

8 Assessment of Draft Allocations

Site Ref: DB5 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	R	R	LG	DG	R			Poor accessibility to local services except bus services, GP surgery and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	R		N	?	R	O			Some potential adverse effects - mitigation should be possible. Loss of trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Medium/low landscape capacity: limited opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect air quality. Some adverse effects on watercourses but can be mitigated. 100% greenfield site. Positive effects: No loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues - mitigation possible. Severance not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. No loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: Greenfield site on the western side of the village. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service as well as local shopping and health facilities. There are some adverse effects on the built and natural environment but mitigation should be possible. There are some transport problems including pedestrian issues that can be mitigated. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: DB5 (Housing)
Recommendation: Draft allocation.

Table 8.43 Site DB5

8 Assessment of Draft Allocations

Darley Draft Allocation Sites

Site Ref: DR1 (Housing)									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet the recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	LG	LG		Some potential adverse effects - mitigation should be possible. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity:site able to accommodate some development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	?	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on surface water/ground water but can be mitigated. Loss of greenfield land. Positive effects: Unlikely to have impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								No heritage asset will be affected.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site is located within Darley, to the south eastern end of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route offering a good quality bus service and the local primary school. There are some potential adverse effects on the natural environment but these can be mitigated and there are no adverse effects on the built environment. There are no transport problems and pedestrian access and safety issues can be mitigated, but provision for cyclists is poor. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>									

Site Ref: DR1 (Housing)

Recommendation: Draft allocation.

Table 8.44 Site DR1

8 Assessment of Draft Allocations

Site Ref: DR14 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet the recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	Y	R	R	R			Poor accessibility to local services: but good accessibility to bus service, primary school and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O			Some potential adverse effects - mitigation should be possible. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity; distinctive characteristics vulnerable to change. Medium/low landscape capacity:site able to accommodate some development with mitigation
9. Minimal pollution levels.	N	DG	O	?	O	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Utilises some brownfield land. Negative effects: Would not involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport and/or accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Buildings on site capable of conversion. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary:The site is located to the south of the built up area of Darley. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route offering a good quality bus service and the local primary school. There are some potential adverse effects on the natural and built environment but these can be mitigated . There are some transport problems but mitigation is possible and convenient and safe pedestrian access and safety but provision for cyclists is poor. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: DR14 (Housing)
Recommendation: Draft allocation

Table 8.45 Site DR14

8 Assessment of Draft Allocations

Dishforth Draft Allocation Sites

Site Ref: DF2										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet the recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	Y	Y			No adverse effects identified and potential for enhancement and net gains in biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium sensitivity:site able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Negative effects: Some adverse effects on surface water/ground water but can be mitigated. Loss of greenfield land. Would involve the loss of Grade 2 agricultural land. Major road close to the site. Positive effects: Unlikely to have air quality impacts. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No heritage assest will be affected.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: DF2
<p>Summary: A large greenfield site on the north western edge of the village. Positive social effects are that the site is large enough to deliver affordable housing and is large enough to meet the recreation needs of the area as well as providing new green space however it is not presently accessible to play area/amenity open space or outdoor sports There is poor accessibility to local services however there is good accessibility to a primary school and a bus route offering a good quality bus service. The local primary school is likely to have spare capacity. There are unlikely to be adverse effects on biodiversity and slight impacts on landscape which can be mitigated in part. There are no transport problems however provision for cyclists is poor and there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 2 agricultural land however there is unlikely to be an impact on air quality and the built environment. Positive environmental effects are that redevelopment of the site provides an opportunity for high quality design. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>
<p>Recommendation: The eastern part of this site is now a planning commitment DF8. Remainder of the site draft allocation.</p>

Table 8.46 Site DF2

8 Assessment of Draft Allocations

Site Ref: DF4 (Housing)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R							Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R	Poor accessibility to local services except bus services and primary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	Y	Y	Some potential adverse effects but mitigation possible. May result in the loss of woodland/trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area capable of accommodating some development and mitigation opportunities in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Close to major road. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG					Bus stop not within 400m but may be potential for improvement. 50% or more of the site in flood zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							There is no heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N	Site redevelopment provides opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: A greenfield site on the north eastern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing and is large enough to meet the recreation needs of the area as well as providing new green space however it is not presently accessible to play area/amenity open space or outdoor sports. There is poor accessibility to local services except primary school and local shopping however the local primary school is likely to have spare capacity. There are likely								

Site Ref: DF4 (Housing)

to be some adverse effects on the natural environment which can be mitigated against. There are no transport problems however provision for cyclists is poor and there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 3 agricultural land however there is unlikely to be an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.47 Site DF4

8 Assessment of Draft Allocations

Villages G - H Draft Allocation Sites

Flaxby Draft Allocation Sites

Site Ref: FX4 (Employment)									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	n/a	n/a							Site proposed for employment.
2. Conditions and services to engender good health.	n/a								Site proposed for employment.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Site proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	n/a	N						Site proposed for employment. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	R	Poor accessibility to local services: but accessible to good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	Y	O		Significant adverse effects. Need not lead to loss of woodland or trees/potential new woodland creation. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity - area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	O	O	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Utilises previously developed land. Negative effects: Loss of some Grade 2 agricultural land. Some adverse surface effects in relation to surface water but mitigation should be possible. Close to a major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	DG	R	R	DG			Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Poor provision for pedestrians. A59 creates significant barrier to accessibility. Adjacent to Harrogate rail line so opportunities for new station.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m but may be potential for improvement. 50% within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brown field site as part of the development.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	N		Buildings on site are capable of re-use. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	LG	?							Site suitable for employment.

Site Ref: FX4 (Employment)						
16. Conditions for business success, economic growth and investment	DC					Provision of employment land will encourage investment and support local business expansion.
<p>Summary: Existing employment site to adjoining the A1/A59. Additional employment use will bring positive social effects such as training and apprenticeship opportunities. There is poor accessibility to local services. Whilst there are some adverse effects on the natural environment, the site is large enough to incorporate new natural green space and there is the potential for new woodland creation. There are some adverse effects on the built environment but mitigation is possible and development of the site will also have positive environment effects including the regeneration of a visually unattractive area and the provision of high quality design opportunities. Development would also utilise brownfield land. Positive economic effects are realised by the provision of further employment land encouraging investment and supporting local business expansion.</p>						
<p>Recommendation: Draft Allocation</p>						

Table 8.48 Site FX4

8 Assessment of Draft Allocations

Goldsborough Draft Allocation Sites

Site Ref: GB2 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: GB2 (Housing)

Summary: The site comprises open fields on the edge of the village. Some potential adverse effects on biodiversity, the historic environment, local distinctiveness and landscape but mitigation is possible. The site size allows for affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as the site has good provision for pedestrians and access to open space/sports. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. The site has poor accessibility to local services except a primary school that is contained in the village.

Recommendation: Draft Allocation

Table 8.49 Site GB2

8 Assessment of Draft Allocations

Green Hammerton Draft Allocation Sites

Site Ref: GH2 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	O	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	Y	DG	LG	?	Y	Y			No adverse effects identified. May result in the loss of woodland/trees but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public Right of Way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	DG	N				Some transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Poor provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: GH2 (Housing)

Summary: A greenfield site to the north east of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are no adverse effects on the natural environment identified however there are likely to be adverse effects on the built environment which can be mitigated. There are some transport problems which can be mitigated and provision for cyclists is poor however there is good provision for pedestrians. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.50 Site GH2

8 Assessment of Draft Allocations

Site Ref: GH4 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	LG	DG	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	R		N	?	LG	DG			Some potential adverse effects identified but mitigation possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: area capable of accommodating development and mitigation is possible
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Major road lies close to the site. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Poor provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: Greenfield site to the south west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are some potential adverse effects on the natural environment and the built environment which can be mitigated, however there may be some loss of protected trees. There are no transport problems and provision for cyclists is poor however there is good provision for pedestrians. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion</p>										

Site Ref: GH4 (Housing)

Recommendation: Draft Allocation

Table 8.51 Site GH4

8 Assessment of Draft Allocations

Site Ref: GH9 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	LG	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	R	R			No adverse effects identified. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area has limited capability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Major road lies close to the site. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access and safety issues - mitigation possible. Poor provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No heritage assets affected.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N			No impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: Greenfield site to the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area and provide new greenspace. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are unlikely to be adverse effects on biodiversity or the built environment however the landscape has limited capacity to accommodate development and few opportunities for mitigation. There are some transport and accessibility problems</p>										

Site Ref: GH9 (Housing)
including pedestrian access which can be mitigated however provision for cyclists is poor. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion
Recommendation: Draft Allocation

Table 8.52 Site GH9

8 Assessment of Draft Allocations

Hampsthwaite Draft Allocation Sites

Site Ref: HM7 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	LG	LG			Some potential adverse effects but mitigation possible. Need not result in the loss of trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity:area capable of accommodating some development and mitigation possible.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Unlikely to harm local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: HM7 (Housing)

Summary: The site comprises open fields to the rear of existing residential development at Brookfield. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is good accessibility to some local services including a good quality bus service. Negative environmental effects are likely on biodiversity and landscape but these can be mitigated. There are no adverse effects identified on the built heritage and no transport problems. Development would lead to the loss of some Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.53 Site HM7

8 Assessment of Draft Allocations

Villages K Draft Allocation Sites

Killinghall Draft Allocation Sites

Site Ref: KL2 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O		DG	?	Y	Y			Some adverse effects identified but mitigation possible. May result in the loss of trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area able to accommodate some development with mitigation in part
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Loss of grade 1,2 or 3 agricultural land. Close to main road. Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	R	O	N				Some transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Lack of provision for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N									No heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Unlikely to have impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.

Site Ref: KL2 (Housing)						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: Greenfield site to the south of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is some accessibility to some local services including a good quality bus service. Negative environmental effects are likely on biodiversity and landscape but these can be mitigated and the site is large enough to incorporate new green space. There are no adverse effects on the built environment identified. There are some transport problems including pedestrian issues but these can be mitigated. Development would lead to the loss of some Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>						
<p>Recommendation: Draft Allocation</p>						

Table 8.54 Site KL2

8 Assessment of Draft Allocations

Site Ref: KL6 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	O	Y			Some adverse effects identified but mitigation possible. May result in the loss of trees - mitigation possible Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Loss of grade 1,2 or 3 agricultural land. Positive effects: Clean-up contaminated land. Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian issues that can be mitigated. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: KL6 (Housing)

Summary: Large farmstead to the west of the village. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is some accessibility to some local services including a good quality bus service. Negative environmental effects are likely on biodiversity, landscape and the built environment but these can be mitigated and the site is large enough to incorporate new green space. There are some transport problems including pedestrian issues but these can be mitigated. Development would lead to the loss of some Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.55 Site KL6

8 Assessment of Draft Allocations

Site Ref: KL13 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG	R								Accessible to play area/amenity open space/outdoor sports. Loss of cricket ground.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG									Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	DG	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	N	?	Y	LG			Some adverse effects identified but mitigation possible. May result in loss of woodland or trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area able to accommodate some development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Loss of grade 1, 2 or 3 agricultural land Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrians routes to access services and facilities. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of agricultural land but not grade 1, 2 or 3.
13. Protect and enhance the historic environment.	LG									Positive effect on significance of a non-designated heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	DG	N			Demolition of buildings/structures would be required. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Former cricket ground site to the east of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion and the cricket ground would be lost. There is some accessibility to some local services including a good quality bus service. Negative										

Site Ref: KL13 (Housing)

environmental effects are likely on biodiversity and landscape but these can be mitigated and the site is large enough to incorporate new green space. Positive effects on the built environment are identified and the site re-development would offer an opportunity for high quality design. There are some transport problems but these can be mitigated. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.56 Site KL13

8 Assessment of Draft Allocations

Kirby Hill Draft Allocation Sites

Site Ref: KB1 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R	R		Poor accessibility to local services bus services and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O	DG	LG	?	O	O			Some potential adverse effects but mitigation should be easy. Likely to result in the loss of woodland/tress - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity:area not capable of accommodating development and mitigation possible in part.
9. Minimal pollution levels.	N	O	O	?	R	R	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Potential to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Poor connectivity to routes suitable for cycling. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: KB1 (Housing)

Summary: Greenfield site to the east of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is poor accessibility to some local services however there is good accessibility to a good quality bus service. Negative environmental effects are likely on biodiversity, landscape and the built environment but these can be mitigated and the site is large enough to incorporate new green space. There are no transport problems and good provision for pedestrians. Development would lead to the loss of some Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.57 Site KB1

8 Assessment of Draft Allocations

Kirk Hammerton Draft Allocation Sites

Site Ref: KH4 (Housing)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	DG	LG	R	R	R	R	Some local accessibility to local services: but poor accessibility to secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	LG	DG	Some potential adverse effects but mitigation should be easy. Likely to result in the loss of woodland/tress - mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium/Low landscape sensitivity: area capable of accommodating development and mitigation possible
9. Minimal pollution levels.	DG	DG	Y	?	DG	n/a	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. Would involve the loss of grade 1, 2 or 3 agricultural land. Close to major road. Positive effects: Unlikely to have an impact on air quality. Would utilise brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	R	R	LG		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage although site offers opportunity to enhance existing rail services. Poor provision for pedestrians. Good provision for cyclists. Significant barrier to accessibility in the form of major road.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	O	N	Provides for the regeneration of visually unattractive area. Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.

Site Ref: KH4 (Housing)							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p>Summary: Brownfield site to the north-east of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space, is large enough to help meet the recreation needs of the area and the local primary school is likely to have spare capacity. There is poor accessibility to some local services however there is good accessibility to a good quality bus service. Negative environmental effects are likely on biodiversity, landscape and the built environment but these can be mitigated. There are no transport problems and good provision for cyclists however provision for pedestrians is poor and the A59 presents a significant barrier to accessibility. Development would lead to the loss of some Grade 2 and 3 agricultural land but would also utilise some brownfield land and would provide for the regeneration of a visually unattractive area. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>							
<p>Recommendation: Draft Allocation</p>							

Table 8.58 Site KH4

8 Assessment of Draft Allocations

Site Ref: KH11 (Housing)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	DG	O	R	R	R	R	Some local accessibility to local services: but poor accessibility to secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	Y	Y	Some potential adverse effects but mitigation should be easy. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area capable of accommodating development and mitigation possible
9. Minimal pollution levels.	N	DG	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Close to major road. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N		Significant transport/accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage although site offers opportunity to enhance existing rail services. Poor provision for cyclists and pedestrians. Significant barrier to accessibility in the form of major road.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: Greenfield site to the east of the railway station. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space, is large enough to help meet the recreation needs of the area and the local primary school is likely to have spare capacity. There is some accessibility to some local services including a good quality bus service. Negative environmental effects are likely on biodiversity, landscape and the built environment but these can be mitigated. There are significant transport problems including poor provision for pedestrians and cyclists but mitigation is possible. The A59 presents a significant barrier to accessibility. Development would lead to the loss of some Grade 2 and 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>								

Site Ref: KH11 (Housing)
Recommendation: Draft Allocation

Table 8.59 Site KH11

8 Assessment of Draft Allocations

Kirkby Malzeard Draft Allocation Sites

Site Ref: KM4 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	LG	R	R			Poor local accessibility to local services except primary school and GP surgery.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	O			Some potential adverse effects but mitigation should be possible. Need not result in the loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N	R			No transport and/or accessibility impact problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
Summary: Greenfield site to the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space, is large enough to help meet the recreation needs of the area and the local primary school is likely to have spare capacity. There is poor accessibility to some local services except a primary school and GP surgery. Negative environmental effects are likely on biodiversity, landscape and the built environment but these can be										

Site Ref: KM4 (Housing)

mitigated. There are no transport problems and/or accessibility access problems however provision for cyclists is poor and there are some pedestrian access issues but these can be mitigated. Development would lead to the loss of some Grade 3 and 4 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.60 Site KM4

8 Assessment of Draft Allocations

Site Ref: KM5 (Housing)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	DG	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R		N	?	O	Y	Some potential adverse effects but mitigation should be possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area capable of accommodating development and mitigation possible in part.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Slight adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		Significant transport/accessibility cumulative impact problems requiring mitigation. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Increased public transport provision and extension of services cannot be predicted at this stage. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N	Negative impact on local distinctiveness. Demolition of buildings would be required.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A generally flat green field site to the south of Back Lane in the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to a play area/amenity open space, the local primary school is likely to have spare capacity and there is some accessibility to local services. Some potential adverse effects on the natural environment including the likely loss of ancient woodland, aged or veteran trees and/or trees covered by TPO but mitigation is possible. There would also be loss of a greenfield site which is classed as Grade 1, 2 or 3 agricultural land. There are some adverse effects on the built environment but these can be mitigated. Significant transport/accessibility cumulative impact problems exist but these can be mitigated by cyclists and pedestrians. Positive economic effects are realised through the provision of affordable housing which will help support local businesses.</p>								

Site Ref: KM5 (Housing)

Recommendation: Draft Allocation

Table 8.61 Site KM5

8 Assessment of Draft Allocations

Villages M - P Draft Allocation Sites

Marton cum Grafton Draft Allocation Sites

Site Ref: MG7 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	Y	R			Poor accessibility to local services; but good accessibility to bus services, primary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	O			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Some adverse effects on watercourses but can be mitigated. Negative effects: 100% greenfield site. Would involve loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N			Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of facilities for pedestrians. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: MG7 (Housing)

Summary: This is a greenfield site on the south western edge of the village. Positive social effects are that the site is large enough to provide affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service, primary school and local shopping facilities. There are some adverse effects on the built and natural environment but mitigation should be possible, although more limited in relation to landscape. There are some transport problems which can be mitigated however existing provision for cyclists and pedestrians is poor and severance is an issue, making car use more attractive. Development would lead to the loss of Grade 2 and 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.62 Site MG7

8 Assessment of Draft Allocations

Melmerby Draft Allocation Sites

Site Ref: MB3 (Employment)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	n/a	n/a								Site is being proposed for employment use.
2. Conditions and services to engender good health.	n/a									Site is being proposed for employment use.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a									Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a	N								Site is being proposed for employment use. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	LG		Poor accessibility to services: but accessible to bus service and major employment area.
7. Education and training opportunities which build on the skills and capacity of the population.	LG									Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	LG			Some potential adverse effects - mitigation should be possible. Need not result in loss of trees. Public Right of Way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity : area is able to accommodate development with appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. Loss of greenfield land. Would involve the loss of grade 1,2 or 3 agricultural land. Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	DG	N				Significant transport/accessibility/cumulative impacts requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			No impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG									Site is suitable for employment use.
16. Conditions for business success, economic growth and investment	DG									Provision of employment land will encourage investment and support local business expansion.
<p>Summary: A green-field, partly developed site forming a southern extension to the existing Barker Business Park. Additional employment use will bring positive social effects such as training and apprenticeship opportunities. Whilst there is poor accessibility to local services the site forms an extension to a major area of employment and a bus stop is within 400m. Some adverse effects on the natural environment but mitigation is possible. There are negative effects in relation to the loss of a green-field site and grade 1,2 or 3 agricultural land but no adverse effects on the built environment. Positive economic effects are realised by the provision of further employment land encouraging investment and supporting local business expansion.</p>										

Site Ref: MB3 (Employment)

Recommendation: Draft Allocation

Table 8.63 Site MB3

8 Assessment of Draft Allocations

North Stainley Draft Allocation Sites

Site Ref: NS3 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and can accommodate new outdoor sports facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG								Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor local accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	O	O			Some potential adverse effects but mitigation possible. May result in loss of woodland or trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area has limited capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	DG	O	O	?	O	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. Would involve the loss of grade 1, 2 or 3 agricultural land. Potential impact on air quality. Positive effects: Clean-up contaminated land.. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	O		N			No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset and mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	O	DG			Provides for the regeneration of visually unattractive land. Demolition of buildings would be required. Negative impact on local distinctiveness but mitigation possible. Mixed use could be accommodated on site.

Site Ref: NS3 (Housing)							
15. Good quality employment opportunities available to all	na	na					Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p>Summary: A predominantly green field site on the south-western edge of the village. Positive social effects relate to the provision of significant affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. The site also is large enough to enable the provision of mixed use development which will bring a number of positive social benefits in the form of community facilities. Negative social effects result from the limited accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to landscape. The site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement and development of the site provides for the regeneration of visually unattractive land. Development will lead to the loss of Grade 3 agricultural land. There are no transport and accessibility problems identified however there is poor provision for cyclists. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>							
Recommendation: Draft Allocation							

Table 8.64 Site NS3

8 Assessment of Draft Allocations

Site Ref: NS6 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R			Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	?	O	O			Some potential adverse effects but mitigation possible. Likely to result in loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public Right of Way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Negative effects: 100% greenfield. Loss of Grade 1,2 or 3 agricultural land. Some adverse effects on watercourses.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a									Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: A greenfield site on the north western edge of the village. Positive social effects relate to the provision of significant affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. Negative social effects result from the poor accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to landscape. Development will lead to the loss of Grade 3 agricultural land. There are no transport and accessibility problems identified however there is poor provision for cyclists. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: NS6 (Housing)

Recommendation: Draft Allocation.

Table 8.65 Site NS6

8 Assessment of Draft Allocations

Pannal Draft Allocation Sites

Site Ref: PN14 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering significant affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new outdoor sports facility to help meet identified need.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contains features of recreation or amenity value.
6. Local needs met locally.	DG	O	LG	R	O	Y	Y			Good accessibility to local services; poor accessibility to secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O			Some adverse effects on biodiversity - mitigation should be possible. Need not result in loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land. A major road / railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	R	LG				Some transport/and accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility. Site offers opportunity to enhance existing rail facilities.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.

Site Ref: PN14 (Housing)							
15. Good quality employment opportunities available to all	na	na					Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site is situated to the east and west of the A61 Leeds Road on the northern edge of Pannal. Positive social effects relate to the provision of significant affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also help meet the recreational needs of the area and accommodate new outdoor sports facilities. Positive social effects result from the good accessibility to local services, except for a secondary school. The local primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high/medium landscape sensitivity and capacity to accommodate development with mitigation. The site is likely to harm local distinctiveness and the built heritage and mitigation is not possible. There are no significant transport and accessibility problems but poor provision for cyclists and pedestrians and the site is divided by the A61 which creates a barrier between the two parts of the site. Proximity to Pannal station does however bring positive effects and the site offers the opportunity to enhance existing rail facilities. On balance it is considered that the positive social and economic effects outweigh harmful effects on the built environment.</p>							
Recommendation: Draft allocation							

Table 8.66 Site PN14

8 Assessment of Draft Allocations

Site Ref: PN16 (Gypsy and Traveller site)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. (Gypsy and Traveller pitches are classed as affordable housing). All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	LG	R	O	Y	Y			Good accessibility to local services; poor accessibility to secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O			Some adverse effects on biodiversity - mitigation should be possible. Need not result in loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land. A major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	R	LG				Some transport/and accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility. Site offers opportunity to enhance existing rail facilities.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing encourages investment and local business expansion.

Site Ref: PN16 (Gypsy and Traveller site)

Summary:The site is situated to the west of the A61 Leeds Road on the northern edge of Pannal. Positive social effects relate to the provision of affordable housing, which includes gypsy and traveller pitches, which will help reduce social isolation. The provision of affordable housing will also encourage investment and local business expansion. Further positive effects relate to accessibility to a play area/amenity open space/outdoor sports facilities and the ability of the site to also help meet the recreational needs of the area. Positive social effects result from the good accessibility to local services, except for a secondary school. The local primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high/medium landscape sensitivity and capacity to accommodate development with mitigation. The site is likely to harm local distinctiveness and the built heritage and mitigation is not possible. There are no significant transport and accessibility problems but poor provision for cyclists and pedestrians. Proximity to Pannal station does however bring positive effects and the site offers the opportunity to enhance existing rail facilities. On balance it is considered that the positive social effects outweigh the harmful effects on the built environment.

Recommendation: Draft allocation.

Table 8.67 Site PN16

8 Assessment of Draft Allocations

Villages R - T Draft Allocation Sites

Rainton Draft Allocation Sites

Site Ref: RN2 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	R									Not Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R			Poor local accessibility to local services except bus services and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	LG			Some potential adverse effects but easy to mitigate. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area is capable of accommodating development and mitigation opportunities are possible.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset and mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	O	N			Provides for regeneration of visually attractive area. Buildings on site capable of conversion. Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.

Site Ref: RN2 (Housing)						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses .
<p>Summary: The site forms part of Brakehill Farm on the northern edge of the village and includes a range of farm buildings. Positive social effects are that the site is large enough to deliver affordable housing and is large enough to help meet the recreation needs of the area however there is a lack of accessibility to open space/play space etc. The local primary school is also likely to have spare capacity. Although there is poor accessibility to some local services there is good accessibility to local shopping and to a bus route providing a good quality bus service. Negative environmental effects are likely on biodiversity, landscape and the built heritage but these can be mitigated. There are some transport problems including access for pedestrians however these can be mitigated and provision for cyclists is poor. Development would lead to the loss of some agricultural land however positive benefits are brought by the regeneration of a visually unattractive area and the buildings on site are capable of conversion. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>						
<p>Recommendation: Draft Allocation</p>						

Table 8.68 Site RN2

8 Assessment of Draft Allocations

Site Ref: RN3 (Housing)									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	Y	R		Poor local accessibility to local services except bus service and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	Y		No adverse effects identified. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area is capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N			Some transport or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Poor provision for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset and mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: Greenfield site on the southern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing and is large enough to help meet the recreation needs of the area however there is a lack of accessibility to open space/play space etc. The local primary school is also likely to have spare capacity. Although there is poor accessibility to some local services there is good accessibility to local shopping and to a bus route providing a good quality bus service. Positive environmental effects include the unlikely impact on air quality as well as the lack of impact on biodiversity. Negative environmental effects are likely on landscape, built heritage and local distinctiveness but these can be mitigated to different degrees. There will also be a loss of Grade 2 agricultural land. There are some transport problems which can be mitigated and provision for cyclists and pedestrians is poor. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>									

Site Ref: RN3 (Housing)

Recommendation: Draft Allocation

Table 8.69 Site RN3

8 Assessment of Draft Allocations

Sharow Draft Allocation Sites

Site Ref: SH1 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R	R		Poor local accessibility to local services except bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	Y	Y			Some potential adverse effects - mitigation should be possible. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area is capable of accommodating development and mitigation possible in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues but can be mitigated. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: SH1 (Housing)

Summary: A medium sized greenfield site on the eastern edge of the village. Some adverse effects on biodiversity, local distinctiveness and landscape but mitigation is possible and the site is large enough to incorporate new areas of natural green space. There is also unlikely to be adverse effects on built heritage. The site size allows affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as the site has access to open space/sports and although there is poor accessibility to some local services the site has good access to a primary school and a bus route that has a good quality bus service. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. Some transport and accessibility problems and poor connectivity to cycle routes and some pedestrian access issues but mitigation is possible.

Recommendation: Draft Allocation

Table 8.70 Site SH1

8 Assessment of Draft Allocations

Spofforth Draft Allocation Sites

Site Ref: SP4 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	DG	R	LG	R	DG	DG	R			Some accessibility to local services; poor accessibility to rail services, secondary school and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	DG	DG			Some potential adverse effects on biodiversity - mitigation should be possible. Need not lead to loss of woodland or trees. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Low landscape sensitivity - capacity to accommodate development.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean-up of contaminated land. Unlikely to have impact on achievement of air quality objectives. Negative effects: Some adverse effects in relation to surface water but mitigation should be possible. 100% greenfield. Result in the loss of grade 1,2 or 3 agricultural land. Adjacent to major road - A661 Wetherby Road.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	O	N			Enables regeneration of derelict /visually unattractive area. Unused stone barns are capable of renovation/reuse. Negative impact on local distinctiveness which can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

Site Ref: SP4 (Housing)

Summary: The site is part of Castle Farm and includes a number of traditional barns and outbuildings. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are some adverse effects on the natural and built environment which can be mitigated and development of this site would have positive environmental effects by enabling the regeneration of a visually unattractive area. There are some transport problems which can be mitigated and provision for cyclists and pedestrians is good. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.71 Site SP4

8 Assessment of Draft Allocations

Site Ref: SP6 (Housing)										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering significant affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	DG	R	LG	R	DG	DG	R			Some accessibility to local services; poor accessibility to rail services, secondary school and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	LG	?	O	O			Significant adverse effects on biodiversity. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect air quality. Some adverse effects in relation to surface water but mitigation should be possible. 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land. Major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance is an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	Y							Bus stop within 400m. Up to 50% within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary:The site is located on the eastern side of Spofforth, south of the A661 Harrogate Road and east of the High Street. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. But there are positive social effects as the site has generally good accessibility to local services except rail services, secondary school and major employment. There are adverse effects on the natural and built environment and development would lead to the loss of grade 3</p>										

Site Ref: SP6 (Housing)

agricultural land. There are some transport problems which can be mitigated. Provision for cyclists is poor, and whilst there are some pedestrian access and safety issues mitigation is possible. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion. Whilst there are adverse effects on the natural and built environment, it is considered on balance that the positive social and economic effects outway the negative environmental effects.

Recommendation: Draft Allocation

Table 8.72 Site SP6

8 Assessment of Draft Allocations

Staveley Draft Allocation Sites

Site Ref: SV1 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	R	R	R		Poor local accessibility to local services except bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	LG	?	Y	LG			Significant adverse effects. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area is capable of accommodating development and mitigation is possible.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: SV1 (Housing)

Summary: The site comprises open fields on the edge of the village. Some significant adverse effects on biodiversity which could be solved by reducing the site size. There are some adverse effects on the historic environment, local distinctiveness and landscape but mitigation is possible. The site size allows for a significant amount affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as there are no transport or accessibility problems and there is good provision for pedestrians and access to open space/sports. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. The site has poor accessibility to local services except a primary school that is contained in the village, however it has good accessibility to a bus route which offers a good quality bus service.

Recommendation: Draft Allocation

Table 8.73 Site SV1

8 Assessment of Draft Allocations

Summerbridge Draft Allocation Sites

Site Ref: SB1 (Housing)									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	DG	Y		Some accessibility to local services but poor accessibility to rail services and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R		Some potential adverse effects which can be addressed with substantial mitigation. Likely to result in loss of woodland or trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Positive effects: Unlikely to impact on air quality. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N			Some transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG						Bus stop within 400m. At least 50% within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: SB1 (Housing)

Summary: This is a greenfield site on the south western edge of Summerbridge. Positive social effects are that the site is large enough to provide a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities, is large enough to also help meet the recreation needs of the area and the local primary school is likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to the primary school, local shopping facilities as well as a good quality bus service. There are some adverse effects on the natural and built environment including the loss of trees however some mitigation is possible and the site is large enough to incorporate new natural green space including new woodland. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 8.74 Site SB1

8 Assessment of Draft Allocations

Site Ref: SB5 (Housing)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	Y	LG			Some accessibility to local services: but poor accessibility to a rail station, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	O		N	?	R	R			Significant adverse effects. Likely to result in loss of woodland /trees - full mitigation not possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - limited or no capacity to accommodate development - few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	R	?	R	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Very adverse effects on nearby watercourses - mitigation likely. Would involve the loss of some greenfield land. Would not involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Some transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of greenfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: A greenfield site located to the north of Summerbridge. Positive social effects arise as the site is large enough to provide a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities, and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to the primary school, local shopping facilities, a major employment area, and a good quality bus service. There are significant adverse effects on the natural environment and landscape. Adverse environmental effects on the built environment are capable of mitigation. There are some transport accessibility issues which can be addressed but there is poor accessibility to cycle facilities. Negative effects arise from the loss of Grade 1, 2 or 3 agricultural land but positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion. Whilst there are significant adverse effects in relation to landscape and biodiversity on balance it is considered that this is outweighed by the positive social and economic effects.</p>										

Site Ref: SB5 (Housing)
Recommendation: Draft Allocation

Table 8.75 Site SB5

8 Assessment of Draft Allocations

Tockwith Draft Allocation Sites

Site Ref: TW2 (Employment)									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	n/a	n/a							Site proposed for employment
2. Conditions and services to engender good health.	n/a								Site proposed for employment
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Site proposed for employment
5. Culture, leisure and recreation activities available to all.	n/a	n/a	N						Site proposed for employment Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	LG	Some accessibility to local services: but poor accessibility to rail services, primary and secondary school, GP and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	LG	DG		Some potential adverse effects on biodiversity- mitigation should be possible. Need not lead to loss of woodland or trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium/low landscape sensitivity - capacity to accommodate development. Environment Agency- impacts cannot be predicted at this stage.
9. Minimal pollution levels.	DG	O	O	?	O	Y			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: clean up contaminated land, previously developed land. Negative effects: Potential to effect achievement of Air Quality objectives. Loss of Grade 3 agricultural land. Some adverse surface effects in relation to surface water but mitigation should be possible.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N			Some transport/and accessibility related problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Severance is an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brown field site as part of the development.
13. Protect and enhance the historic environment.	Y								Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N		Provides for regeneration of derelict/visually unattractive area including demolition of buildings/structures and provides opportunity for high quality design.
15. Good quality employment opportunities available to all	LG								Site suitable for employment use,
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will encourage investment and support local business expansion.

Summary: The site lies to the east of Rudgate and to the north of the main access road to Marston Business Park. Employment use will bring positive social effects such as training and apprenticeship opportunities. Whilst there is poor accessibility to some local services there is good accessibility to the other major employment on site as well as a good quality bus service. Whilst there are some adverse effects on the natural environment, a loss of trees is not predicted, mitigation is possible and the site is large enough to incorporate new natural green space including new woodland. Development of the site will also have positive environment effects including the regeneration of a visually unattractive area and the provision of high quality design opportunities. Some

Site Ref: TW2 (Employment)

transport/and accessibility issues but these can be addressed. Negative effects arise from poor provision for cyclists and pedestrians, which together with severance will make car use more attractive. Positive environmental effects arise from the utilisation of brownfield land. Further positive economic effects are realised by the provision of employment land encouraging investment and supporting local business expansion.

Recommendation: Draft allocation.

Table 8.76 Site TW2

8 Assessment of Draft Allocations

8a Assessment of Potential Options for New Settlement

8.1 Appendix 6 sets out the process the council has undertaken to identify potential areas for future growth. This included a survey of Members, parish councils and Neighbourhood Plan teams, together with workshops held with Members and transport stakeholders, including North Yorkshire County Council. This work informed areas for search and was followed by further workshops with the council's internal consultancy team to identify thoughts in relation to conservation, design, landscape and highways issues.

8.2 As a result 11 strategies were identified for further investigation. The key high level pros and cons for each were identified using the 16 SA objectives and provided a detailed picture of the potential overall social, economic and environmental effects of each strategy. The pros and cons were used to identify the main benefits, disadvantages and potential mitigation measures associated with each option. Each option was then scored against a set of simplified criteria drawn from the SA objectives. From this work focusing growth in the largest settlements, concentrating growth in public transport corridors and concentrating growth around the strategic east- west road corridor performed best. This informed the choice of five growth options which started a conversation about where the focus of future growth should be through the Harrogate District Local Plan Issues and Options Consultation held in Summer 2015.⁽¹⁴⁾

8.3 Following this consultation the following influenced the choice of growth option:

- **Availability of sites** - sites submitted as part of the call for sites were assessed through the Site assessment/SA process. A significant number of the most sustainable sites were located in existing settlements where there is the best accessibility to jobs and services, where existing infrastructure can be utilised and where it is generally easier and more cost effective to deliver growth. Most sites identified were in Harrogate, Knaresborough and Ripon, the main settlements in the district.
- **Objectively assessed housing need** - the amount of land required to meet the objectively assessed housing need was then considered in relation to the availability of sites. This identified that there were insufficient suitable sites in the main settlements or in other settlements included in the settlement hierarchy to meet this need. At this stage those sites where the site assessment work/sustainability appraisal produced a red score for landscape impact, impact on a heritage asset, ecology or local distinctiveness were generally not identified as preferred options.
- **Development well related to the Key Public Transport corridor and the Strategic East-West Road Corridor** - these were both growth options which performed the next best after focusing growth in the main settlements in the earlier assessment work undertaken as described in para 14.2. Parts of these

growth options also overlapped with the area of search for a new settlement. Two potential options for a new settlement in this area have emerged as part of the call for sites and SA/site assessment work.

- **Development of the draft growth option** - in order to meet the objectively assessed housing need and to locate growth in the most sustainable locations the majority of new housing and employment growth is proposed in the Districts main settlements and in the public transport corridor to the east of Knaresborough. The public transport corridor to the west of Knaresborough and south of Pannal is within green belt and a review of the green belt is not proposed. To the east of Knaresborough there are two options for a new settlement:

Option 1: at Flaxby, adjacent to the A1(M) - The site currently consists of a golf course and is located on the corner of the A59 and A1. York Road which runs through the village of Flaxby dissects the northern part of the site. Small areas of woodland and water associated with the golf course are scattered throughout the site. A substantial area of woodland extends into the site on the southern boundary which is located across the A59. A bund separating the site from the A1 runs along the eastern boundary of the site. Views of Allerton Park Registered Park and Garden can be seen from the site.

Option 2: Land at Green Hammerton - A large site that includes land between the adjacent villages of Kirk Hammerton and Green Hammerton. It lies to the north of the railway line and either side of the A59 which runs east/west through the centre of the site. From the east the land rises to a high point west of Kirk Hammerton Lane. The site contains many fields which have hedgerow boundaries and trees. There is structure planting along the A59 and some trees along the railway line. Within the site are a number of residential properties and farms as well as a large nursery

8.4 A number of initial, high level, significant pros and cons associated with each site, in relation to infrastructure costs and site development issues, have been identified and are summarised at Table 8.75:

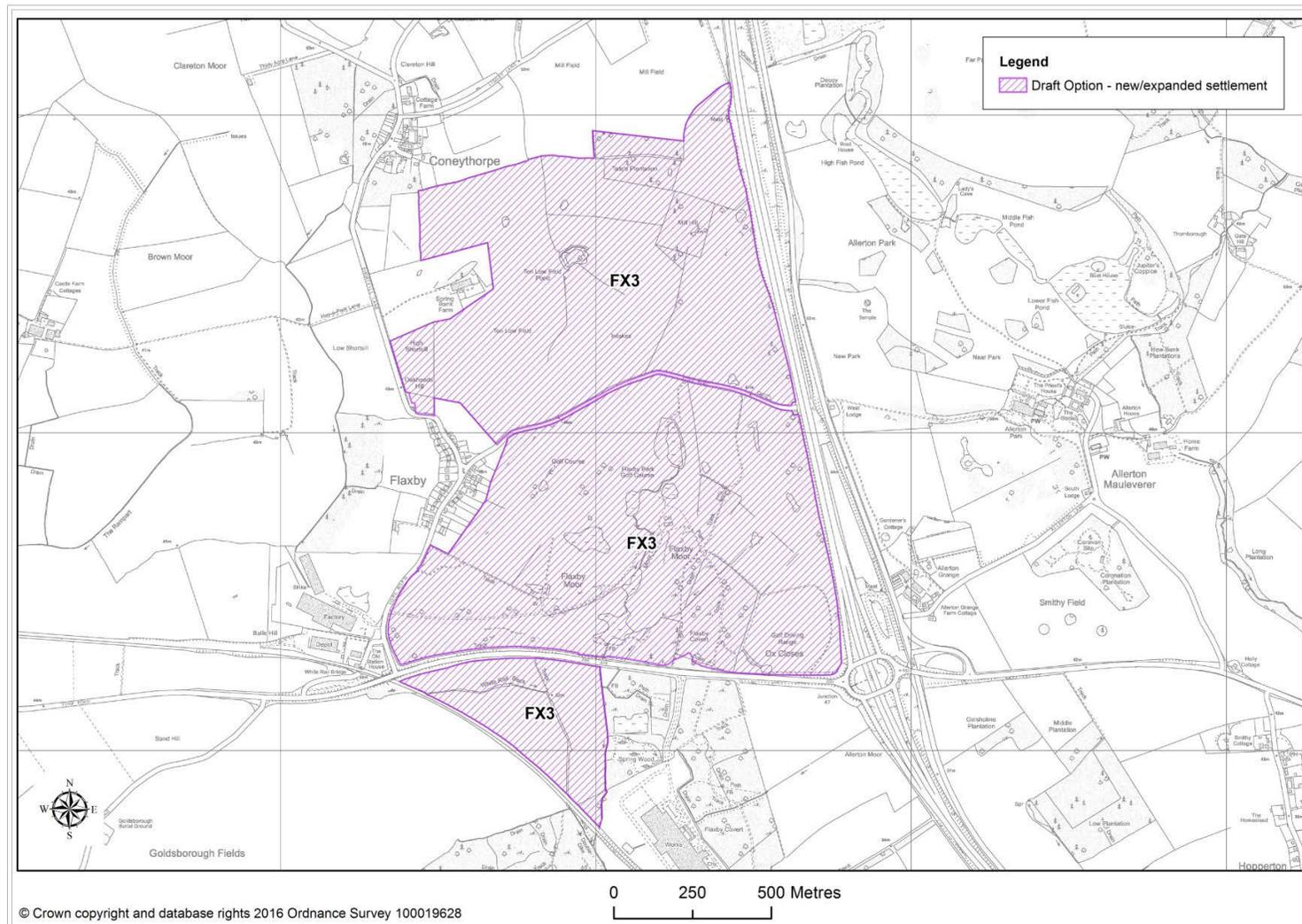
	Green Hammerton	Flaxby
Pros	Infrastructure <ul style="list-style-type: none"> Two rail stations within the site offering potential for non car journeys. Potential to reduce to a single station with wider network benefits. Build upon existing infrastructure of established community. Realignment of A59 bringing wider traffic management/safety benefits. 	Infrastructure <ul style="list-style-type: none"> Aspiration to deliver a rail station with potential park and ride - no detailed work undertaken. Gas and electricity provision less of an issue than at Green Hammerton. Potential to use heat from nearby incinerator. More closely related to Harrogate/Knaresborough housing market.
	Site development <ul style="list-style-type: none"> Single promoter reducing risks to delivery. Potential to create sense of community by building upon existing settlement/community facilities. Separate from both York and Knaresborough providing the opportunity to create a more self sufficient settlement. 	Site development <ul style="list-style-type: none"> Limited number of landowners making delivery more straight forward. Significant employment allocation to south of the site. Impacts on historic environment and landscape can be mitigated.
Cons	Infrastructure <ul style="list-style-type: none"> Impact on J47 A1(M) - Highways England are leading on the assessment of this. Realignment of the A59 and relationship to rail line. Significant infrastructure investment required - waste water, schools, electricity, gas. 	Infrastructure <ul style="list-style-type: none"> Limited scope for non-car travel from site. Significant infrastructure investment required eg waste water, school. Impact on J47 A1 (M) - land take for improvement. Encourage commuting on A1(M).
	Site development <ul style="list-style-type: none"> Red scores for Landscape and historic environment. Multiplicity of landowners - most of which are signed up. Loss of Grade 2 agricultural land. Limited employment land. Relocation of the nursery required. 	Site development <ul style="list-style-type: none"> Red score for ecology. Close proximity to Knaresborough with associated risks of not developing its own identity and function. Loss of grade 2 agricultural land. Flood risk - zones 2 and 3. Noise from A1(M) - residential amenity issue. May come under pressure for creation of green belt between Flaxby and Knaresborough.

Table 8.77 New Settlement Options: Pros and Cons

8.5 The following sections of appendix 8a include site maps for the two potential new settlement options together with the initial SA assessments undertaken in the same way as site assessments have been undertaken for other sites. Further detailed work will now be required to assess these sites further, and in particular to establish the impacts at J47 A1(M) and the necessary mitigation measures. This work is currently being undertaken by Highways England, as the Strategic Highway authority, in association with North Yorkshire County Council and the Borough Council. This further work will help inform the council's decision on which of the two options will be taken forward to the next stage of plan preparation.

8 Assessment of Draft Allocations

Option 1: Flaxby, adjacent to the A1(M)



Map 8.1 Site FX3, Flaxby

Site Ref: FX3 (New/expanded settlement)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	R						Can meet recreational needs of the area. Local school likely to be at or near capacity and likely to require expansion.
6. Local needs met locally.	Y	R	R	R	R	R	R	Poor accessibility to local services: but accessible to good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	Y	O	Significant adverse effects. Development need not lead to loss of woodland/trees/potential new woodland creation. Public right of way within or close to the site. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity- area not capable of accommodating development - limited opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to impact on air quality. Some adverse impact on water courses but can be mitigated. Loss of greenfield site. Grade 1, 2 or 3 agricultural land. Located next to A59/A1 and railway.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	O	N		Significant transport and/or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	O	DG	Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?						Mixed use development can be accommodated on the site including housing and employment. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	DG							Will encourage investment and support local business expansion.

8 Assessment of Draft Allocations

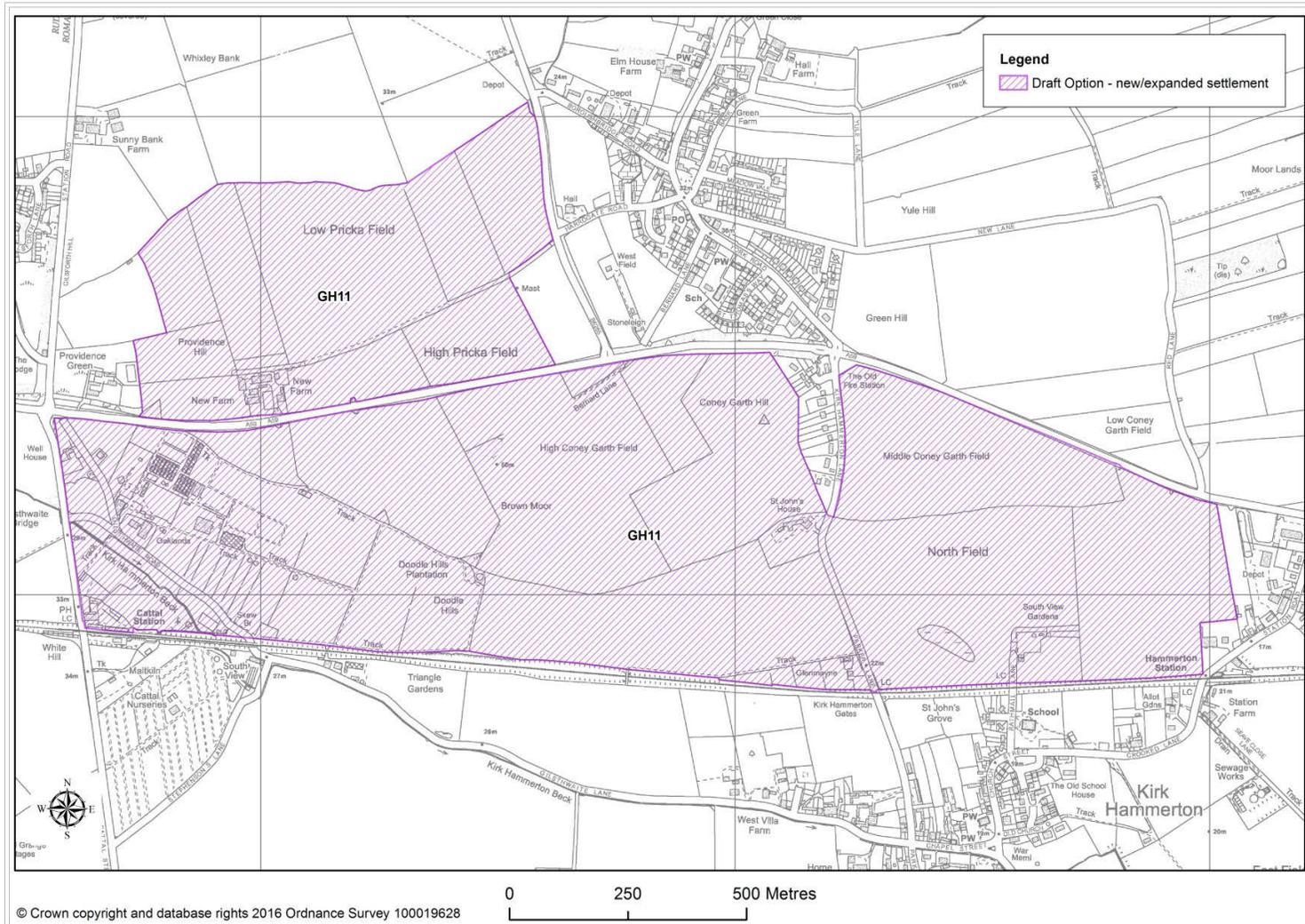
Site Ref: FX3 (New/expanded settlement)

Summary: A large site located to the north of the A59 and west of J47 A1(M) which has been used as a golf course. Positive social effects are achieved as the site is capable of delivering a significant amount of affordable housing as part of a mixed use development which also includes employment and community facilities and has the ability to meet the recreation needs of the area. There are significant adverse effects on the natural environment, but site size provides the opportunity for new woodland creation and provision of new natural green space/ green infrastructure. Adverse effects on the built environment can be mitigated and site development provides the opportunity for high quality design. There is poor accessibility to local services but the local school is likely to have some spare capacity. There are significant transport/accessibility and cumulative impact problems requiring substantial mitigation. Positive economic effects are realised by the provision of housing and employment on the site, which will encourage investment and support local business expansion.

Recommendation: New settlement option for further consideration.

Table 8.78 Site FX3

Option 2: Land at Green Hammerton



Map 8.2 Site GH11, Green Hammerton

8 Assessment of Draft Allocations

Site Ref: GH11 (New/expanded settlement)									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	O	R	R		Poor accessibility to local services except for primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R		Some adverse effects identified but mitigation possible. Need not result in the loss of trees and potential for new woodland creation. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: key distinctive characteristics vulnerable to change. Low landscape capacity: area not capable of accommodating development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses - mitigation possible. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Potential to affect air quality initiatives. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	O	N			Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access issues but mitigation possible. Good provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to harm significance of heritage asset and mitigation not possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG		Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses .

Site Ref: GH11 (New/expanded settlement)

Summary: Large, greenfield site between the villages of Kirk Hammerton and Green Hammerton. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services however the site is large enough to offer the potential for a mixed use settlement that could include community and local facilities and services. There are adverse effects on the built and natural environment identified some of which could be mitigated. There are substantial transport problems which can be mitigated and provision for cyclists is good. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: New settlement option for further consideration.

Table 8.79 Site GH11

Appendix 9 Assessment of Draft Policies

Approach taken to Sustainability Appraisal of draft Local Plan policies

- 9.1** The policies in the draft Local Plan have been subject to ongoing Sustainability Appraisal (SA) throughout their preparation. The assessment of the draft policies has been undertaken against the SA objectives described and justified in Section 3. The following sections provide details of the assessment carried out at the Issues and Options stage in 2015 and the Draft Local Plan stage in 2016.
- 9.2** Each draft policy has been assessed on a consistent basis, as set out below. The draft wording of the policy is included for reference and this is then followed by three sections addressing the following:
- **Policy background:** this section sets out whether the policy is being rolled forward (from previous consultation drafts or adopted plans) with no amendment, with minor or more significant amendments or is a completely new policy.
 - **Initial SA assessment:** an initial narrative assessment is made identifying whether implementation of the the draft policy would be likely to have any significant effects on the SA objectives.
 - **Short/medium/long term effects:** consideration is given to whether these effects are short, medium or long term and if they might change over time as the policy has time to take effect.

9 Assessment of Draft Policies

Assessment of Draft Development Management Policies - Issues and Options 2015

Sustainable Development

Draft Policy SD1: Presumption in Favour of Sustainable Development

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies of this Local Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise).

Where there are no Local Plan Policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that framework indicate that developments should be restricted.*

Policy background

This policy rolls forward Policy SD1 from the Sites and Policies DPD with no changes.

Initial SA Assessment

In accordance with the National Planning Policy Framework Local Plans are required to be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (para 15). The Planning Inspectorate introduced model policy wording with the advise that if incorporated into a draft Local Plan submitted for Examination, would be an appropriate way of meeting this expectation. The policy wording set out above reflects per verbatim the model policy.

Short/medium/long term effects

Positive short, medium and long term effects

Policy SD1: Presumption in Favour of Sustainable Development

Draft Policy SD2: Criteria for Sustainable Development

All development proposals within the district should comply with the following criteria:

1. *The scale density and design should make the most efficient use of land; and*
 - a) *be well integrated with, and complementary to, neighbouring buildings and the spatial qualities of the local area*
 - b) *be appropriate to the form and character of the settlement and/or landscape character.*
2. *The following should be protected and where possible enhanced:*
 - *visual amenity;*
 - *residential amenity;*
 - *general amenity;*
 - *health, social and cultural well-being*
3. *There should be no loss of greenfield land unless justified by national planning policy or a policy within this development plan;*
4. *Where possible and viable, proposals for new development will be expected to contribute to:*
 - *creating safer communities;*

Draft Policy SD2: Criteria for Sustainable Development

- *promoting social equality and inclusion;*
 - *the protection and enhancement of the supply of community facilities and local services.*
5. *The environmental impact of development should be reduced by ensuring that the planning, design, construction and subsequent operation of all new development should seek to minimise:*
- *Energy and water consumption;*
 - *The use of natural non-renewable resources;*
 - *Travel by car;*
 - *Flood risk;*
 - *Waste.*
6. *All new non-residential development requiring planing permission should attain 'very good' standards as set out in the Building Research Establishment Environmental Assessment Method (BREEAM).*

Policy background

This is a new policy, however it incorporates elements of Core Strategy Policy EQ1: Reducing risks to the environment.

Initial SA Assessment

In accordance with the National Planning Policy Framework all proposed developments should contribute towards the achievement of sustainable development. This policy reflects the importance of design and the need to minimise the environmental impact of development within a district with an exceptionally high quality of environment and level of amenity. This policy will be used to assess all development across the district. The policy has a positive effect on a number of the SA objectives as it looks towards achieving a quality built environment, and reducing the environmental impact of new development.

Short/medium/long term effects

Positive effects become more significant through time as the policy is applied across the district.

Policy SD2: Criteria for Sustainable Development

Draft Policy SD3: Flood Risk and Sustainable Drainage

Development proposals will not be permitted where they would have an adverse effect on watercourses or increase the risk of flooding elsewhere.

Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through Sequential Testing against the most up-to-date Environment Agency flood risk maps and the North West Yorkshire Strategic Flood Risk Assessment maps.

Where required by national guidance, proposals for development should be accompanied by a site-specific Flood Risk Assessment (FRA) that demonstrates that the development will be safe, including access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

All development will be required to ensure that there is no increase in surface water flow rate run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.

Policy background

This policy has been rolled forward from Policy SG9 of the Sites and Policies DPD with minor amendments.

Initial SA Assessment

The NPPF and accompanying Technical Guidance on Flood Risk (March 2012) seeks to avoid the risk of flooding where possible. This Policy requires SuDS to be incorporated into new development where appropriate in order to reduce run-off and improve water quality, as well as creating high quality environments which encourage biodiversity and benefit water resources including enhancements for wildlife. The policy has a positive effect on a number of objectives as it looks to protect people and property from flooding, contribute to a managed approach to climate change and a quality built environment, efficient land use patterns that promote balanced development, and encourage biodiversity.

Short/medium/long term effects

9 Assessment of Draft Policies

Draft Policy SD3: Flood Risk and Sustainable Drainage

Positive effects become more significant through time as the policy is applied across the district.

Policy SD3: Flood Risk and Sustainable Drainage

Housing

Draft Policy HS1: Type, Mix and Density of New Market Housing Units

All proposals for residential development on sites of ten or more dwellings should take into account the Strategic Housing Market Assessment in determining the mix of unit size and type needed to meet housing requirements of the District on each site.

On all other sites, the mix of housing should contribute to the creation of mixed communities having regard to the Strategic Housing Market Assessment (SHMA) and the existing mix of housing in the locality.

New housing will be expected to deliver housing at a density of not less than 30 dwellings per hectare (dph). Higher densities of between 30 and 50 dph will be sought on appropriate sites within the main built up areas of Harrogate, Knaresborough and Ripon. In locations in and adjoining town, city and any other urban centres with a good standard of accessibility to public transport, densities of up to 50 dph will be sought.

These requirements may be relaxed where it can be demonstrated that development at such densities would be detrimental to local character or amenity or there are other constraints upon the site itself, which would prevent these densities being achieved.

Policy background

This policy is partly rolled forward from the Sites and Policies DPD (Policy SG7) and continues with the main emphasis of the policy being on applications having to have regard to the latest Strategic Housing Market Assessment (SHMA).

Initial SA Assessment

There are essentially two parts to the policy - one focusing on type and mix of dwellings and the other looking at densities. The Draft Policy looks to ensure that there is an appropriate mix of housing of different types and tenures to support a wide range of households of different sizes, ages and incomes and this has been informed by the council's SHMA and seeks to provide quality housing available to everyone. This in turn can also help to support the local economy by ensuring that housing is provided to meet workers' needs. The draft policy seeks to ensure that land is used efficiently by setting minimum density requirements and this has a positive effect when assessed against the objective of a quality built environment. The wording of the policy allows for lower density development where development at a higher density would cause harm to local character or amenity or where specific constraints need to be addressed. In so doing this ensures respect and protection of the historic environment and landscape character.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HS1: Type, Mix and Density of New Market Housing Units

Draft Policy HS2: Affordable Housing

All proposals for new residential development (including mixed use schemes and conversions) will be expected to contribute towards meeting the affordable housing need of the district.

In Harrogate, Knaresborough and Ripon on proposals of five or more dwellings, 40% of the dwellings should be affordable and provided on-site. On proposals of one to four dwellings a commuted sum in lieu of on-site provision will be required.

In all other areas on proposals of three or more dwellings, 40% of the dwellings should be affordable and provided on-site. On proposals of one to two dwellings a commuted sum in lieu on-site provision will be required.

All targets are subject to viability and the need for affordable housing. On schemes falling short of the target it will be for the applicant to clearly demonstrate the reasons for a lower affordable housing contribution.

Suitable arrangements will be made to ensure that the affordable homes provided under this policy are available initially and successively to eligible households unless these restrictions are lifted, in which case any subsidy will be recycled for alternative affordable housing provision in the district.

In very exceptional circumstances if robustly justified and it may be appropriate to take a commuted sum on sites above the on-site threshold.

Policy background

This policy reflects the previous Sites and Policies DPD Policy HLP 7 with minor amendments.

Initial SA Assessment

9 Assessment of Draft Policies

Draft Policy HS2: Affordable Housing

The policy looks to maximise the amount of affordable housing by requiring all development schemes to provide affordable housing either on-site or by virtue of a financial contribution if appropriate. This will help to meet the district's affordable housing need and in turn help to meet needs locally and to reduce social exclusion. The requirements are subject to viability in order that overall housing delivery is not compromised.

Short/medium/long term effects

Positive effects become more significant through time as the policy is applied across the district.

Policy HS2: Affordable Housing

Draft Policy HS3: Gypsies and Travellers

Proposals for new sites or extensions to existing sites, whether land allocations or planning applications responding to unexpected need, should:

- *be located where there would not be a detrimental impact on highway safety or the flow of traffic;*
- *be of an appropriate size to be able to provide acceptable living conditions and provide for the number of pitches required, access roads, amenity blocks, children's play areas and space for commercial vehicles;*
- *not materially harm the natural and historic environment including landscape character;*
- *not materially harm residential amenity.*
- *not dominate the nearest settled community in rural and semi-rural areas;*
- *be situated in locations with good access to existing local services, including health services, schools and public transport;*
- *avoid locations where there is a risk of flooding;*
- *not be located within the Green Belt.*

Planning applications for new sites (not involving the extension of existing sites) will need to include a statement to justify why an existing site cannot be extended and a new site is needed.

Policy background

This policy rolls forward Core Strategy Policy C2: Gypsies and Travellers and amends the list of criteria that have to be met by proposals for new sites or extensions to existing sites. The list of criteria has been expanded in the draft policy to include those related to the impact on rural/semi-rural areas, accessibility to services and facilities, flooding and green belt. The criterion relating to architectural/historic interest has been removed from the policy.

Initial SA Assessment

The NPPF in relation to traveller sites requires councils to assess Gypsy, Traveller and Travelling Show people's housing needs, identify deliverable sites to meet requirements and set criteria for assessing future sites. This will help to meet needs locally and reduce social exclusion.

Short/medium/long term effects

Positive short/medium and long term effects

Policy HS3: Gypsies and Travellers

Draft Policy HS4: Replacement Dwellings in the Countryside

Proposals for replacement dwellings will only be permitted where it meets all of the following criteria:

- *the new dwelling is located on the site of, or close to, the existing dwelling to be cleared;*
- *the new dwelling is not materially larger than the existing dwelling;*
- *the new dwelling has satisfactory access arrangements;*
- *the new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the landscape character and local vernacular;*
- *the new dwelling is sited to preclude retention of the existing dwelling or there is a condition to ensure its demolition on completion of the new dwelling*

Policy background

Draft Policy HS4: Replacement Dwellings in the Countryside

This policy rolls forward the element of the Sites and Policies DPD Policy SG8 Development Limits and Replacement Dwellings that relates to replacement dwellings. The only change is the removal of the criteria " the existing building is not of architectural or historic interest nor does it make a positive contribution to the landscape character of the area" as this cannot be enforced and permitted development allows the demolition of unlisted buildings.

Initial SA Assessment

The policy sets out strict criteria which proposals for replacement dwellings must meet. Effects are unlikely to be significant, but there are positive effects in respect of the natural and historic environment as the policy seeks to ensure that any replacement dwelling is sympathetic to landscape character and local vernacular.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HS4: Replacement Dwellings in the Countryside

Draft Policy HS5: Extensions to Dwellings

Extensions to dwellings will be permitted provided that all the following requirements are met:

1. *There is no unacceptable impact on neighbouring residential amenity.*
2. *There is no unacceptable loss of parking or garden/amenity areas.*
3. *There is no unacceptable impact to the character or appearance of the dwelling or the surrounding area.*
4. *In the countryside the extension should not be designed to facilitate the subdivision of the dwelling into separate dwellings nor undermine the retention of any occupancy condition.*

Policy background

Although there was no policy relating to dwelling extensions within the Core Strategy or Sites and Policies DPD, the draft policy reflects the wording of the Harrogate District Local Plan Policy H15: Extension to Dwellings.

Initial SA Assessment

The policy sets out the requirements that must be met to ensure that an extension is acceptable, where planning permission is required. Effects are unlikely to be significant, with positive effects in respect of the natural and historic environment as the policy seeks to ensure that extensions to dwellings are sympathetic to local character and amenity.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HS5: Extensions to Dwellings

Draft Policy HS6: Rural Worker's Dwellings

New permanent isolated dwellings in the country side will not be permitted unless it can be shown that there is an essential need for a rural worker to live permanently at or near their place of work within the countryside. In determining whether such need exists, the local authority will consider whether the following criteria are met:

1. *There is a clearly established existing functional need;*
2. *The need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;*
3. *The unit and the agricultural activity concerned have been established for at least three years, have been financially sound for at least one of them and have a clear prospect of remaining so;*
4. *The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and*
5. *Other planning requirements, e.g. In relation to access, or the impact on the countryside are satisfied.*

Policy background

This is a new policy.

Initial SA Assessment

9 Assessment of Draft Policies

Draft Policy HS6: Rural Worker's Dwellings

Where it can be shown that accommodation is required to enable agricultural or forestry workers to live at or within the vicinity of their place of work, NPPF states that new dwellings may be justifiable. This policy sets out the criteria which need to be met. In particular, new permanent rural workers accommodation is only permitted where it can be demonstrated that the enterprise is economically viable. Potentially this could also have a wider positive effect on the vitality of rural communities. Such development does however have the potential to impact negatively on the built and natural environment, however the policy addresses this by requiring impact on the countryside to be addressed.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HS6: Rural Worker's Dwelling

Economy

Draft Policy EC1: Protection and Enhancement of Existing Employment Areas

The following key employment sites as identified on the Policies Map should continue to be occupied by employment uses. The development or redevelopment of land and premises within these sites for purposes other than Business, General Industrial and Storage and Distribution (as defined by Use Class B1, B2 and B8 of the General Development Order) will not be permitted.

- *Cardale Park, Harrogate*
- *Hornbeam Park, Harrogate*
- *St James Park, Knaresborough*
- *Melmerby Business Park, Melmerby*
- *Claro Park, Harrogate*
- *Plumpton Park, Harrogate*
- *Manse Lane, Knaresborough*
- *Boroughbridge Road, Ripon*
- *Harrogate Road, Ripon*
- *Dallamires Lane, Ripon*
- *Bar Lane, Boroughbridge*
- *Fearby Road, Masham*
- *Marston Business Park, Tockwith*
- *Manse Farm, Knaresborough*
- *Dunlopillo, Pannal **

The use of other employment sites for non Business, General Industrial and Storage/Distribution (B1, B2, B8) uses will be resisted however in considering proposals for alternative uses the following will be considered:

- *Impact on the quality and quantity of employment land supply*
- *Ability to accommodate smaller scale requirements*
- *Details of active marketing*
- *Viability of employment development*
- *Amenity considerations*
- *Planning problems of the continued use of the site for employment*

Expansion of existing firms

Proposals for the expansion of existing firms/businesses in open countryside and established employment areas, as defined on the Proposals Map, will be permitted providing they are acceptable in relation to the following considerations:

- *Impact on highway safety*
- *Impact on local amenity*
- *Impact on landscape character and appearance*
- *Impact on form and character of the settlement*

** this would relate to the area of the site in employment use*

Policy background

This policy is rolled forward from Sites and Policies DPD Policy JB6 with some minor amendments.

9 Assessment of Draft Policies

Draft Policy EC1: Protection and Enhancement of Existing Employment Areas

Initial SA Assessment

The draft policy has two parts: strict protection for those sites which are identified as being key to the local economy, but also providing some limited flexibility on smaller, poorer quality sites for alternative uses, albeit with preference being for uses that provide alternative employment opportunities. Overall therefore it is considered that the approach will have a positive effect on the local economy. The policy also covers the expansion of existing firms and whilst this element of the policy has the potential to impact negatively on the built and natural environment this is recognised in the policy which identifies the considerations which will be taken into account.

Short/medium/long term effects

Very positive effects on the creation of conditions for business success, economic growth and investment providing good quality employment opportunities available for all over the short/medium and long term.

Policy EC1: Protection and Enhancement of Existing Employment Areas

Town and Local Centre Management - emerging Policy EC2

The NPPF states that Local Plans should set out policies for the management and growth of centres over the plan period and should amongst other things:

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *define a network and hierarchy of centres;*
- *define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary shopping frontages and set policies that make clear which uses will be permitted in such locations;*
- *promote competitive town centres that provide customer choice and a diverse retail offer.*

Town and local centre management was previously included in Policy JB7 of the Sites and Policies DPD. This policy provided strict control on the loss of existing shops (Use Class A1) particularly in primary shopping frontages and also defined the extent of the following:

- *shopping centre boundary of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge;*
- *primary and secondary shopping frontages of Harrogate, Knaresborough and Ripon;*
- *Harrogate's Local Centre Boundaries - Cold Bath Road, High Harrogate, Jennyfield, Kings Road, Starbeck, and Knaresborough Road*

Maps of these existing designations are found in Appendix 2.

Recent permitted development changes however now allow more opportunities to change the use of Class A1 units to non A1 uses which results in the Council having reduced control powers. In some circumstances (change from A1 to A3 (restaurants) the prior notification process must be undertaken to enable LPA's to protect valued and successful retail provision in key shopping areas such as town centres. Prior notification is required where it may be undesirable for the building to change to a use falling within Class A3 because:

- *there could be an impact on the adequate provision of services of the sort that may be provided by a building falling within Class A1 but only where there is a reasonable prospect of the building being used to provide such services or;*
- *the building is located in a key shopping area, and there could be an impact on the sustainability of that shopping area.*

Town and Local Centre Management - emerging Policy EC2

Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 gives local planning authorities the power to remove permitted development rights in some circumstances where they have the evidence to justify that this is necessary to protect the wellbeing of an area. The Council may therefore look to use its Article 4 powers to remove the permitted development rights in areas where the need to protect valuable and successful retail provision is justified.

The element of Policy JB7 policy that relates to the sequential test, local centres and efficient use of buildings in centres will still apply to the emerging policy as this is not affected by the permitted development changes. This is detailed below.

Elements of Sites and Policies Policy JB7 that will still apply

Sequential Test

For the purposes of determining proposals for retail development, sites within the defined shopping centres of Harrogate, Ripon, Knaresborough, Boroughbridge, Masham and Pateley Bridge will be treated as "in centre" locations in accordance with the National Planning Policy Framework.

For the purposes of determining proposals for B1 offices, leisure uses, or for other main town centre uses defined by the National Planning Policy Framework, the town centre boundaries of Harrogate, Ripon and Knaresborough and the shopping centres of Boroughbridge, Masham and Pateley Bridge, will be treated as "in centre" locations in accordance with the National Planning Policy Framework

Harrogate's Local Centres

New shopping development, appropriate in scale and type to the size and role of Harrogate's local centres to provide for people's day-to-day needs, will be permitted within, or as an extension to, these centres.

Efficient use of buildings in centres

Proposals involving residential or office development above ground floor premises within town or city centres will be permitted provided that they will not cause unacceptable planning problems for other adjacent land uses. In addition, development at ground floor should not compromise the current use, or future reuse, of upper floors.

Policy background

The element of Sites and Policies DPD Policy JB7 that relates to the sequential test, local centres and efficient use of buildings in centres continues to be included in this emerging policy. Issues to consider further are the appropriateness and boundaries of the present shopping centres of Harrogate, Knaresborough, Ripon, Boroughbridge, Pateley Bridge and Masham; primary and secondary shopping frontages for Harrogate, Knaresborough and Ripon, and Harrogate's Local Centres. Consideration will also be given to whether the Council should use its Article 4 Direction powers to remove permitted development rights for change of use of A1 retail units and whether these powers should be used on primary shopping frontages.

Initial SA Assessment

The focus of the emerging policy is on retaining retail uses which will help promote and enhance the vitality and viability of local and town centres and serve local communities well by enabling local needs to be met locally. There may be some impacts on the historic environment and the overall quality of the built environment, however at this stage this is uncertain. The effects are very much site specific and are difficult to quantify until a draft policy is produced.

Short/medium/long term effects

Uncertain

9 Assessment of Draft Policies

Draft Policy EC3: Impact Assessment Thresholds

Proposals for retail developments outside the defined shopping centres but within the settlement's development limit must be supported by an Impact Assessment where they are of the following sizes:

- *Harrogate: convenience retail of 1000 sq m or more and comparison retail of 2500 sq m or more*
- *Ripon: convenience and comparison retail of 1000 sq m or more*
- *Knaresborough: convenience retail of 250 sq m or more and comparison retail of 500 sq m or more*
- *Boroughbridge, Pateley Bridge and Masham: convenience and comparison retail of 250 sq m or more*

All other areas not within a defined shopping centre, including the countryside, must be supported by an Impact Assessment for convenience and comparison retail development of 250 sqm or more.

Where it is considered that proposals would be likely to have a significant impact on a centre(s), the Council reserves the right to require an Impact Assessment for:

- *retail proposals below the above thresholds, or within a centre,*
- *Office and leisure proposals*

A proposal is unlikely to be granted permission if it is likely to have a significant adverse impact.

Policy background

This is a new policy.

Initial SA Assessment

The focus of the draft policy is to set out the circumstances where retail developments (convenience and comparison) will need to be supported by an Impact assessment to ensure that the vitality and viability of existing centres is maintained. The policy makes it clear that a proposal is unlikely to be granted planning permission if it is likely to have a significant adverse effect. There may be some impacts on the historic environment and the overall quality of the built environment, however at this stage this is uncertain. The effects are very much site specific and are difficult to quantify until the policy is implemented.

Short/medium/long term effects

Uncertain

Policy EC3: Impact Assessment Thresholds

Draft Policy EC4: Protection of Tourist Facilities

Hotel Protection

Proposals involving the change of use of hotels in the District with 20 or more lettable bedrooms will not be permitted unless clear evidence is provided to demonstrate that they are no longer viable, including:

1. *evidence that the hotel has been actively marketed at existing use value for at least 12 consecutive months;*
2. *occupancy rates for the last three years of operation; and*
3. *capital expenditure in the last five years of operation.*

Applicants will also be required to demonstrate that there will be no significant adverse impact on the supply or quality of visitor accommodation available in the area.

Protection of Tourist Attractions

Draft Policy EC4: Protection of Tourist Facilities

Proposals that would result in the loss of a tourist attraction will not be permitted unless:

- a. *clear evidence is provided to demonstrate that the continued use is no longer viable, including:*
- *evidence that the attraction has been actively marketed at existing use value for at least 12 consecutive months*
 - *visitor numbers for the last three years; and*
 - *capital expenditure in the last five years of operation.*
- or*
- b. *The attraction is viable but has been actively marketed at existing use value for two years.*

Policy background

This policy is rolled forward from Policy JB8: Protection of Tourist Facilities. The policy has been changed from hotels with 25 lettable bedrooms to 20 lettable bedrooms. This change has been made as a result of work undertaken for the Visitor Accommodation Study.

Initial SA Assessment

The draft policy looks to protect hotel bed space together with tourist attractions and in so doing provides support for an important part of the local economy, and gives confidence for further investment. It provides support for the conference and exhibition business in Harrogate, and culture and leisure industries generally, by ensuring there is sufficient accommodation for visitors. There are therefore very positive effects in relation to the local economy.

Short/medium/long term effects

Positive short/medium and long term effects

Policy EC4: Protection of Tourist Facilities

Draft Policy EC5: Sustainable Rural Tourism

Proposals involving the development of new, or extension of existing, tourist and leisure attractions or visitor accommodation in the countryside away from the main towns and villages (will need to make reference to the new classification of settlements) will be permitted provided that:

1. *it can be demonstrated that proposals for new attractions or accommodation are not capable of being located within or adjacent to the main towns and larger villages (new classification of settlements), and subsequently that locations within or adjacent to smaller villages (new classification) have been fully considered;*
2. *the scale, layout and design of development is appropriate to its location and maintains or enhances the high quality of the District's built and natural environment;*
3. *they would not cause unacceptable planning problems for other adjacent land uses;*
4. *appropriately located existing buildings are re-used where possible;*
5. *they result in an improvement to the range and quality of attractions and/or visitor accommodation in the area;*
6. *they will benefit the local economy and help to protect local services; and*
7. *they would not generate levels of traffic that would have an adverse impact upon the operation of the highway network or on highway safety.*

In particular, support will be given to proposals that meet the above criteria and form part of a comprehensive farm diversification scheme, or are directly linked to the long-term conservation and enjoyment of publicly accessible heritage assets.

In addition to the above criteria, proposals for caravan, holiday chalets and camping development (either new or extensions to existing sites) should be accessible to existing local services and public utilities, but should not adversely affect them.

9 Assessment of Draft Policies

Draft Policy EC5: Sustainable Rural Tourism

Policy background

This policy rolls forward Sites and Policies DPD Policy JB9 but will require amendment to reflect strategic policies once these are developed.

Initial SA Assessment

The draft policy looks to steer rural tourism towards the most sustainable locations, thereby minimising greenhouse gas emissions. Supporting rural tourism also has positive effects on the local economy and in particular the leisure and recreational industries, creating employment opportunities and assisting in attracting investment. The draft policy also looks to ensure that these enterprises are respectful of the natural and historic environment, encouraging the expansion and improvement of the range and type of tourist facilities in a sustainable manner that safeguards the District's environment.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy EC5: Sustainable Rural Tourism

Telecommunications - Scope of emerging Policy EC6

- *Criteria for determining telecommunications applications covering:*
 - *sharing of existing telecommunications facilities;*
 - *using existing structures;*
 - *impact on visual amenity and nature conservation;*
 - *need for sympathetic design and camouflage*
 - *potential interference with other electrical equipment;*
 - *possibility of other planned development in the area interfering with broadcast and telecommunications;*
- *Requirement that all new properties (residential and non-residential) provide a connection to an existing super fast broadband network or;*
- *Seek a developer contribution toward off site works that would enable those properties to access superfast broadband in the future*

Policy background

The Harrogate District Local Plan Policy CF10 relates to proposals for telecommunications development and provides criteria that have to be met with regard to mast sharing, erecting equipment on existing structures and the assessment of potential visual and nature conservation impact. Initial analysis of responses to the Issues and Options Consultation have highlighted the need for a telecommunications policy in the emerging Local Plan.

Initial SA Assessment

NPPF emphasises support for the expansion of electronic communication networks and high speed broadband and suggested criteria for determining telecommunications applications are listed above. Requiring development of all new properties to provide a connection to an existing superfast broadband network or seeking developer contributions towards future access will have positive impacts on the local economy and employment opportunities and access to information generally.

Short/medium/long term effects

Whilst this is an emerging policy the scope identified suggests it would be likely to have very positive effects, becoming more significant through time, if such a policy is applied across the district.

Telecommunications - Scope of emerging Policy EC6

Heritage and Placemaking

Draft Policy HP1: Heritage Assets

1. *Proposals for development that would ensure a sustainable future for the district's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.*
2. *Proposals should protect and, where appropriate, enhance or better reveal those elements, including the setting, that contribute to the significance of the district's heritage assets:*
 - a. **The World Heritage Site at Studley Royal Park including the Ruins of Fountains Abbey:**
 - *Proposals that would impact upon the World Heritage Site at Studley Royal Park including the Ruins of Fountains Abbey will be permitted only where it can be demonstrated that the scheme will protect and, where appropriate, enhance or better reveal those elements that contribute towards its outstanding universal value*
 - *There is a strong presumption against tall or very large buildings or structures within the World Heritage Site or its visual setting; proposals that protect key views and vistas will be supported*
 - *Within the World Heritage Site buffer zone, applicants will be required to demonstrate that their scheme will not harm those elements that contribute to the significance of the world heritage site*
 - b. **Listed Buildings:**
 - *Proposals that preserve listed buildings and their features of special architectural interest will be supported*
 - *Loss of any significance will be resisted, and will be permitted only where the harm is clearly and convincingly justified and is outweighed by the public benefits of the proposal. Substantial harm to the significance of listed buildings, or total loss including through demolition, will be permitted only in exceptional circumstances*
 - c. **Conservation Areas:**
 - *Proposals that would affect conservation areas should protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to their character, appearance and special architectural or historic interest*
 - *Demolition or other substantial loss to the significance of buildings or features, including public or private open spaces, that contribute positively to a conservation area will be permitted only where the harm is clearly and convincingly outweighed by the public benefits of the proposal*
 - d. **Registered Parks and Gardens:**
 - *The significance of Registered Parks and Gardens and their settings will be conserved and, where appropriate, enhanced*
 - *Loss of any significance will be resisted, and will be permitted only where the harm is clearly and convincingly justified and is outweighed by the public benefits of the proposal. Substantial harm to the significance of registered parks and gardens, or total loss including through demolition, will be permitted only in exceptional circumstances*
 - e. **Scheduled Monuments and other Archaeological Remains:**
 - *Loss of any significance of any archaeological sites will be resisted, and will be permitted only where the harm is clearly and convincingly justified and is outweighed by the public benefits of the proposal*

9 Assessment of Draft Policies

Draft Policy HP1: Heritage Assets

- *Proposals that would result in substantial harm to the significance of Scheduled Ancient Monuments or other nationally important archaeological sites will be permitted only in wholly exceptional circumstances*
- *When proposals affecting archaeological sites are acceptable in principle, the council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development*

*f. **Registered Battlefields:***

- *Proposals affecting a registered Historic Battlefield should ensure that development will not harm its historic, archaeological or landscape interest or prejudice any potential for interpretation*

*g. **Non-designated Heritage Assets:***

- *Proposals that would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place, will only be permitted where the public benefits of the proposal would outweigh the harm*

3. *Where the public benefits of development are demonstrated to outweigh the harm to heritage assets, mitigation must be maximised in order to reduce the harmful effects as far as is practicably possible*

The Heritage Management Guidance Supplementary Planning Document (SPD) (2014) provides additional detailed guidance on development that affects these assets, as well as selection criteria for the identification of non-designated heritage assets.

The World Heritage Site and the World Heritage Site buffer zone, Conservation Areas, Registered Parks and Gardens, Registered Historic Battlefields and Scheduled Ancient Monuments are shown on the policies map.

Policy background

This policy rolls forward Sites and Policies DPD Policy EQ4: Designated Heritage Assets, but following comments from Historic England has been expanded to include protection for non-designated heritage assets, more detail about what would be supported/acceptable in relation to each type of asset and the policy makes clearer that mitigation to reduce any harmful effects must be maximised.

Initial SA Assessment

The draft policy is likely to offer significant benefits in relation to protection of the historic built environment which in turn will enhance the cultural offer in the district. The approach looks to protect the integrity, character and appearance of The World Heritage Site at Studley Royal Park, including the Ruins of Fountains Abbey and its setting, Listed Buildings, conservation areas, Registered Parks and Gardens, Scheduled Monuments and other archaeological remains, Registered Battlefields, and Non-designated Heritage Assets.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HP1: Heritage Assets

Draft Policy HP2: Local Distinctiveness

New development should incorporate high quality building, landscape and urban design that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments. In particular, development should:

1. *Respect the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas*
2. *Respond positively to the building density, building footprints, built form, building orientation, building height and grain of the context- including the manner in which this context has developed and changed over time.*

Draft Policy HP2: Local Distinctiveness
<p>3. <i>Recognise the contribution of fenestration, roofscape, detailing, trees and planting, the palette and application of materials, traditional building techniques, and evidence of past and present activity to local distinctiveness and ultimately to landscape character</i></p> <p>4. <i>Incorporate design that is inspired by its local context or the best of contemporary practice that fits comfortably in its surroundings.</i></p>
<p>Policy background</p> <p>This policy rolls forward Sites and Policies DPD Policy EQ5: Local Distinctiveness. It has been amended slightly to remove protection for non-designated heritage assets which has been added to Draft Policy 14 Heritage Assets above. NPPF identifies good design as a component of sustainable development, and states that proposals for development that are poorly designed and fail to take the opportunities available for improving the character and quality of an area and the way it functions should be refused.</p>
<p>Initial SA Assessment</p> <p>This policy aims to promote high quality building, landscape and urban design inspired by the best of the local surroundings and establishes criteria against which all development proposals will be assessed. Some of these places, their buildings, archaeology and landscapes are protected through international, national or local designations, however the bulk of what makes the district distinctive is undesignated. Significant positive effects can therefore be noted against SA objectives that look towards protection of the historic environment and ensure a quality built environment.</p>
<p>Short/medium/long term effects</p> <p>Positive short/medium and long term effects.</p>

Policy HP2: Local Distinctiveness

Draft Policy HP3: Public Rights of Way
<p><i>Proposals for development that would affect existing public rights of way will be permitted only where it can be demonstrated that:</i></p> <p>1. <i>The routes and the recreational and amenity value of rights of way will be protected, or satisfactory diverted routes that deliver a level of recreational and amenity value at least as good as the routes being replaced are provided; and</i></p> <p>2. <i>In all cases, opportunities for enhancement through the addition of new links to the existing network and the provision of improved facilities have been fully explored and, where appropriate, all reasonable and viable opportunities have been taken up</i></p>
<p>Policy background</p> <p>In the Sites and Policies DPD protection for public rights of way was included as part of policy C5: Protection of existing sport, open space and recreation facilities. This new draft policy protects, and where appropriate, enhances these rights of way in a separate policy. The policy aims to protect public rights of way so that the routes and their existing recreational and amenity value is not undermined by new development. It also aims, where appropriate, to use development to deliver enhancements to the public right of way network and provide additional links.</p>
<p>Initial SA Assessment</p> <p>The district's network of public rights of way and other paths provide an important recreational resource that enables the public to experience and enjoy the environment through activities such as walking, cycling and horse riding. This plays an important role in ensuring physical and mental health and wellbeing and an important sustainable transport resource. Protecting and enhancing existing provision will maintain access to these routes. Significant positive effects can therefore be noted in relation to health and provision of recreational activities objectives.</p>
<p>Short/medium/long term effects</p> <p>Significant positive short/medium/ long term effects.</p>

Policy HP3: Public Rights of Way

Draft Policy HP4: Parking Provision
<p><i>When considering the provision of parking, proposals for development should recognise an overall need to reduce the use of private cars, and take suitable account of the following factors:</i></p>

9 Assessment of Draft Policies

Draft Policy HP4: Parking Provision

1. *The need to provide safe, secure and convenient parking at appropriate levels, including parking or storage for cycles, motor cycles and, where relevant, coaches and lorries*
2. *Parking standards for cars, cycles, motorised two wheel vehicles, disabled parking and operational servicing requirements as prepared by the local highway authority, North Yorkshire County Council*
3. *Policies set out in the North Yorkshire County Council Parking Strategy (and successive strategies)*
4. *Where relevant, the parking management areas of Harrogate, Knaresborough and Ripon*
5. *Where relevant, the location of the site within an area covered by an Area Travel Plan*
6. *Where appropriate, the need to make provision for car club and car share parking spaces*
7. *Means to encourage the use of low emission vehicles as part of the proposal, including the ability to provide electric vehicle charging points*
8. *The need to provide oil interceptors in drainage schemes for parking in order to protect water quality*
9. *The use of sustainable drainage systems (SUDS) and permeable surfacing materials*

Policy background

This policy rolls forward Sites and Policies DPD Policy TRA5 with some minor amendments. The aim of this policy is to consider how parking provision could encourage fewer car journeys and reduce congestion.

Initial SA Assessment

No significant effects noted.

Short/medium/long term effects

None

Policy HP4: Parking Provision

Draft Policy HP5: Protection of existing sport, open space and recreation facilities

1. *Proposals for development that would involve the loss of existing outdoor public and private sport, open space and recreational facilities will be permitted only where:*
 - a. *The applicant can demonstrate that there is a surplus of similar facilities in the area and that the loss would not adversely affect the existing and potential recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or*
 - b. *A satisfactory replacement facility is provided in a suitable location, accessible to current users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or*
 - c. *The land is incapable of appropriate recreational use due to its size, location and physical conditions; or*
 - d. *In the case of playing fields:*
 - i. *The sports and recreation facilities on a site would best be retained and enhanced through the development of a small part of the site, and the benefits of development to sport and recreation clearly outweigh the loss of the land; or*
 - ii. *The proposal involves the development of an alternative indoor or outdoor sports facility on the site, and the benefits of development to sport and recreation clearly outweigh the loss of the playing fields*
2. *Any loss of an open space or a sport or recreational facility, which is acceptable under the above criterion, will be permitted only where it can be demonstrated that the loss would not cause significant harm to the amenity and local distinctiveness of the area. Small scale developments that are related to the function of an amenity open space will be permitted where it can be demonstrated that the public benefits of development outweigh the harm*
3. *Development proposals that would involve the loss of existing indoor public and private sport and recreation facilities will be permitted only where:*
 - a. *Their loss would not adversely affect the existing and potential sport and recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or*
 - b. *A satisfactory replacement facility is provided on the same grounds as criterion 1b above; or*
 - c. *They are incapable of continued sport and recreational use*

Policy background

Draft Policy HP5: Protection of existing sport, open space and recreation facilities

This policy rolls forward Sites and Policies DPD Policy C5: Protection of existing sport, open space and recreation facilities, and is amended to remove protection for public rights of way (see new draft policy 16 above). The policy aims to protect a wide range of indoor and outdoor sport, open space and recreational facilities.

Initial SA Assessment

The purpose of this policy is to protect existing provision. Significant positive effects in relation to health objectives and provision of recreational activities. Protecting existing provision will maintain access to this important community facility.

Short/medium/long term effects

Positive short/medium/ long term effects.

Policy HP5: Protection of existing sport, open space and recreation facilities

Draft Policy HP6: New Sports, Open Space and Recreation Development

1. *New housing and mixed use developments will be required to provide new sports, open space and recreational facilities to cater for the needs arising from the development in line with the provision standards set out in the Provision for Open Space in Connection with New Housing Development Supplementary Planning Document (SPD)*
2. *Proposals for the development of new sports, open space and recreation facilities will be permitted where:*
 - a. *The facility is located:*
 - i. *in or adjacent to built up areas, wherever possible; or*
 - ii. *in remoter rural areas, is located to best serve the intended catchment population; and*
 - b. *The proposal would not give rise to significant traffic congestion or road safety problems; and*
 - c. *New buildings or structures are well designed and appropriately integrated into the landscape; and*
 - d. *Proposals on the edge of settlements should seek to improve the setting of the settlement*
3. *Proposals for sport and recreational facilities likely to attract a large number of people due to their nature or scale (including sports stadia, health and fitness centres, swimming pools and other indoor sports facilities) should be located within or adjacent to Harrogate, Knaresborough, Ripon, Pateley Bridge, Masham or Boroughbridge and be accessible by regular bus or rail services*
4. *Proposals for sport and recreational activities that require a countryside location will be permitted in the open countryside outside of development limits (or the built up area of settlements)* only where they:*
 - a. *Cannot be located adjacent to a built up area; and*
 - b. *Are of a scale and nature appropriate to their landscape setting; and*
 - c. *Do not involve a significant number or size of buildings or structures; and*
 - d. *Would not cause excessive noise disturbance or light pollution to other users of the countryside, land uses or residents in the area; and*
 - e. *Would not give rise to significant traffic congestion or road safety problems*

**The choice of wording will depend on whether development limits are used to define the extent of settlements*

Policy background

This policy rolls forward Sites and Policies DPD Policy C4: New Sports, open space and recreation development. It requires new housing to provide for the sports, open space and recreational needs arising from the development. The policy also sets criteria to assess proposals for new sports, open space and recreational development. The Council will seek opportunities to allocate sites in the Local Plan to accommodate new sports facilities.

Initial SA Assessment

Significant positive effects on health objectives and provision of recreational activities, making an important contribution to the physical and mental health and wellbeing of the district's residents, as well as contributing to what the district has to offer to visitors.

Short/medium/long term effects

9 Assessment of Draft Policies

Draft Policy HP6: New Sports, Open Space and Recreation Development

Positive short/medium and long term effects.

Policy HP6: New Sports, Open Space and Recreation Development

Draft Policy HP7: Protection and Enhancement of Community Facilities

1. *Proposals for development that involve the loss of land or premises currently or last in community use (including community/village halls, schools, colleges, nurseries, places of worship, health services, care homes, libraries, public houses, and village shops or Post Offices that cater for day to day needs in rural communities) will be permitted only where it can be clearly demonstrated that:*
2. *continued community uses would cause unacceptable planning problems; or*
 - a. *a satisfactory replacement facility is provided in a suitably convenient location for the catchment served prior to the commencement of development; or*
 - b. *There is no reasonable prospect of the existing use continuing on a viable basis with all options for continuance having been fully explored, and thereafter there is no reasonable prospect of securing a viable satisfactory alternative community use*
3. *Proposals involving the improvement of existing community facilities by way of redevelopment or extension will be supported unless it would:*
 - a. *result in a significant adverse impact on residential amenity; or*
 - b. *cause unacceptable planning problems for other adjacent land uses; or*
 - c. *increase traffic to levels that would harm the safety and free flow of traffic on the highway network*

Policy background

This policy rolls forward Sites and Policies DPD Policy C6: Protection and enhancement of community facilities.

Initial SA Assessment

The purpose of this draft policy is to protect and enhance a wide range of existing community facilities across the district, including cultural and leisure facilities as well as health and education provision, villages shops and post offices, in order to help ensure that people have good access to a range of services. Positive effects can therefore be noted against social objectives. This is an important factor in relation to improving the sustainability of the district's villages.

Short/medium/long term effects

Positive short/medium/ long term effects.

Policy HP7: Protection and Enhancement of Community Facilities

Draft Policy HP8: Provision of New Community Facilities

New community facilities will be permitted only where it can be demonstrated that there is a local need for the facility, and:

1. *The facility is of a scale and nature appropriate to its location and intended purpose; and*
2. *The facility is accessible to the community it is intended to serve; and*
3. *There are no significant adverse impacts on residential amenity; and*
4. *There will be no significant loss of industrial, business or housing land or buildings, recreational land or important amenity open space; and*
5. *All options to reuse existing appropriately located buildings are exhausted before proposals for the development of new buildings are considered*

Draft Policy HP8: Provision of New Community Facilities
Policy background
This policy rolls forward Sites and Policies DPD Policy C7: Provision of new community facilities.
Initial SA Assessment
The draft policy sets out the parameters for development of new community facilities. A wide range of facilities are included in the policy.
Short/medium/long term effects
Positive short/medium/long term effects against social objectives.

Policy HP8: Provision of New Community Facilities

9 Assessment of Draft Policies

Natural Environment

Draft Policy NE1: Air Quality

Development in or likely to affect the Knaresborough and Ripon Air Quality Management Areas (AQMAs) should ensure consistency with the Air Quality Action Plan and the current Local Transport Plan.

Policy background

This draft policy rolls forward elements of Sites and Policies DPD Policy TRA4.

Initial SA Assessment

The policy aims to ensure that development likely to affect the Knaresborough and Ripon Air Quality Management Areas is consistent with the actions identified in the Air Quality Action Plan and Local Transport Plan in force at the time. Air quality is an issue in certain parts of the district and taking measures to improve this will help to reduce pollution and have a secondary effect of improving health.

Short/medium/long term effects

Positive effects are likely to increase over time as the policy takes effect.

Policy NE1: Air Quality

Draft Policy NE2: Water Quality

All new development should have regard to the actions and objectives of appropriate River Basin Management Plans in striving to protect and improve the quality of water bodies in and adjacent to the district. Developers shall undertake thorough risk assessments of the impact of proposals on surface and groundwater systems and incorporate appropriate mitigation measures where necessary. The council will expect developers to demonstrate that all proposed development will be served by an adequate supply of water, appropriate sewerage infrastructure and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality.

Development will not be permitted which the council, in consultation with the Environment Agency, considers likely to prejudice the quality or quantity of surface or ground water.

Development which would prejudice the use and quality of the district's spa waters will not be permitted.

Policy background

This is a new policy in line with the European Water Framework Directive.

Initial SA Assessment

The draft policy seeks to ensure that development does not have an adverse impact on the quality or quantity of surface or ground water, is served by an adequate supply of water, sewerage infrastructure and treatment capacity, and does not prejudice the use and quality of spa waters. This is vitally important for a wide range of uses including domestic, industrial and agricultural. It is also of importance to general amenity, water based recreation, fisheries and nature conservation. Ground water resources are susceptible to a wide range of threats from land use policies and this draft policy, in conjunction with the Environment Agency, seeks to avoid contamination. The policy also has a positive effect on the protection of the Spa waters, an important asset to the district.

Short/medium/long term effects

Very positive short, medium and long term effects.

Policy NE2: Water Quality

Draft Policy NE3: Protecting the Natural Environment

he council will safeguard sites of importance for natural heritage and biodiversity from development as follows:

1. *International Sites - Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)*

Draft Policy NE3: Protecting the Natural Environment

Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species.

2. *National Sites - Sites of Special Scientific Interest (SSSIs)*

Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated that:

- *The objectives of the designated area and the overall integrity of the area would not be compromised; or*
- *Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.*

3. *Local Sites - Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs) and Local Geological Sites (LGSSs)*

Development that affects Local Sites will only be permitted where an appraisal has demonstrated that significant harm resulting from the development can be avoided through locating an alternative site with less harmful impacts, adequately mitigated, or as a last resort, compensated for.

It is important to protect and enhance biodiversity in order to reverse its overall decline and to protect vital ecosystem services. The council will work through appropriate local partnerships to assess existing and potential components of ecological networks, including Sites of Importance for Nature Conservation; protected species and priority habitats, and species identified nationally in the Harrogate District Biodiversity Action Plan and under the Wildlife and Countryside Act. The preservation, restoration and recreation of priority habitats and ecological networks and the protection and recovery of priority species populations will be promoted and their positive conservation will be sought through development management.

Planning permission will not be granted for development resulting in the loss of irreplaceable habitats, including historic wetlands and species-rich grasslands, ancient woodlands and the loss of aged or veteran trees unless the need for, and the benefits of, the development in that location clearly outweigh the loss.

Policy background

Sites and Policies DPD Policy EQ6 is amended to better reflect NPPF.

Initial SA Assessment

The policy aims to safeguard sites of importance for natural heritage, biodiversity and geodiversity, and promote their preservation and restoration, the recreation of priority habitats and ecological networks and the safeguarding of irreplaceable habitats. This will have significant positive effects on maintaining a bio-diverse natural environment.

Short/medium/long term effects

Positive effects are likely to increase over time as the policy takes effect.

Policy NE3: Protecting the Natural Environment

Draft Policy NE4: Landscape Character

This policy would cover:

- *Criteria for determining development proposals;*
 - *avoiding/minimising the loss of key landscape characteristics and features (with examples listed in the justification e.g villages, trees, woodland, meadow, stonewalls, watercourses and Landscape Character Areas)*
 - *avoiding/minimising the loss of landscape pattern and in particular historic pattern*
 - *ensuring visual amenity is maintained and the loss of key visual features and views is avoided*
 - *ensuring there is no reduction in landscape quality and value*
 - *retention and enhancement of local distinctiveness*

9 Assessment of Draft Policies

Draft Policy NE4: Landscape Character
<ul style="list-style-type: none"> ● <i>setting of towns and villages</i> ● <i>Maximising opportunities for the enhancement of landscape character and visual amenity</i> ● <i>Requirement for submission of landscape assessments to determine the effects of proposals on landscape character and visual amenity and to ensure that the design and layout of development includes landscape proposals which adequately mitigate any potential harm and maximise opportunities for enhancement for Green Infrastructure.</i>
<p>Policy background</p> <p>Much of Sites and Policies DPD Policy EQ7 is no longer necessary. The emerging policy proposes this is replaced with a criteria based policy which ensures that high quality landscapes are conserved and landscape change is managed positively. This includes criteria for determining development proposals and a requirement for submission of a landscape assessment.</p>
<p>Initial SA Assessment</p> <p>The scope of this draft policy suggests that landscape character would be protected . This will have a significant positive effect on the objective of maintaining an attractive natural environment, one of the district's key attractions. Secondary effects to this protection can also have a positive effect on the historic environment and provide an attractive backdrop for recreational activities.</p>
<p>Short/medium/long term effects</p> <p>Very positive short, medium and long term effects.</p>

Policy NE4: Landscape Character

Draft Policy NE5: Trees and Woodland
<p><i>Development will only be permitted where:</i></p> <ul style="list-style-type: none"> ● <i>it does not have an adverse impact on trees or woodland of wildlife, landscape, historic, amenity, productive or cultural value; and</i> ● <i>it includes the appropriate retention and new planting of trees and woodland; and</i> ● <i>it does not have an adverse impact on a Veteran tree or ancient woodland; and</i> ● <i>it does not involve the loss of trees or woodland which contribute to the character or setting of a settlement.</i> <p><i>In the case of an unavoidably adverse impact on trees and woodlands of wildlife, landscape, amenity, productive or cultural value, compensatory provision must be made.</i></p>
<p>Policy background</p> <p>This is a new policy including elements of Sites and Policies DPD Policies EQ6 Area Based Natural Assets and EQ7 Landscape Protection. The policy aims to prevent the loss of trees that have wildlife, landscape, historic, amenity, productive or cultural value; ensure new development includes new planting; protect veteran trees and ancient woodland and ensure compensatory provision where loss can not be avoided.</p>
<p>Initial SA Assessment</p> <p>Trees and woodlands provide a significant contribution to the landscape character, local distinctiveness and biodiversity of the district and therefore it is important to prevent their loss. This will have a significant positive effect on the objective of maintaining a bio-diverse and attractive natural environment, one of the district's key attractions. There are also positive effects in that it provides an attractive environment for leisure and recreation activities and the protection and enhancement of the historic environment.</p>

Draft Policy NE5: Trees and Woodland**Short/medium/long term effects**

Very positive short, medium and long term effects.

Policy NE5: Trees and Woodland

Draft Policy NE6: Renewable Energy

Proposals for renewable energy projects will be encouraged, providing any harm caused to the local environment and amenity is minimised and clearly outweighed by the need for and benefits of the development. Permission will be granted for renewable energy projects provided that the following are taken into account and judged to be acceptable.

- *the impact of the proposed development on the landscape and natural environment;*
- *the impact of the proposed development on the cultural, historic and archaeological environment;*
- *the mitigation measures which would be taken to minimise the impact on adjoining land uses and residential amenity;*

Renewable and low energy development in the Green Belt will only be allowed in very special circumstances.

Policy background

This is a new policy including elements of Sites and Policies DPD Policy EQ1. It encourages renewable energy projects, providing harm is minimal; provides a list of issues to be taken into account when determining planning applications and restricts location in Green Belt to exceptional circumstances. NPPF requires recognition that there is a responsibility for all communities to contribute to energy generation from renewable or low carbon sources and to maximise renewable and low energy development whilst ensuring that adverse impacts are addressed satisfactorily.

Initial SA Assessment

Renewable energy technologies produce energy from natural resources that will not run out and they have had an increasingly high profile as appreciation of issues such as climate change grows and the technologies involved improve. There are positive effects in relation to minimal pollution levels and minimising greenhouse gas emissions and a managed response to climate change. However, negative effects to note are the impact on the exceptionally high quality of the natural and built environment of the district, and also on internationally protected sites for wildlife. In addition to the factors listed in the policy The Renewable and Low Carbon Energy SPD provides guidance and advice on how to balance the needs of protecting the qualities of the district with the need to increase the uptake of renewable energy technologies. However, this balance in the longer term is uncertain.

Short/medium/long term effects

Positive short and medium term effects but long term effects are uncertain.

Policy NE6: Renewable Energy

Draft Policy NE7: Unstable and Contaminated Land*Unstable Land*

Proposals for development on land suspected as being unstable will not be permitted unless it can be demonstrated either that there is no foreseeable instability, or that the effects of such instability can reasonably be overcome.

With specific regard to subsidence due to gypsum dissolution in the Ripon area, significant building development in areas which are suspected as being potentially susceptible to the problem will be subject to development control procedures, based on the development guidance categories in the appendix and as shown on the Proposals Map. The accompanying advice in Appendix 2 should be taken into account in all applications for development.

Contaminated Land

Proposals for the redevelopment or re-use of land known or suspected to be contaminated and development or activities that pose a significant new risk of land contamination will be considered having regard to:

- *the findings of a preliminary land contamination risk assessment;*

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Draft Policy NE7: Unstable and Contaminated Land

- *the compatibility of the intended use with the condition of the land; and*
- *the environmental sensitivity of the site*

Proposals that fail to demonstrate that intended use would be compatible with the condition of the land or which fail to exploit appropriate opportunities for decontamination will be resisted.

Policy background

The Unstable Land part of this draft policy has been rolled forward from Sites and Policies DPD Policy SG10. The contaminated land part is new. The draft policy seeks to restrict development on unstable land and, in particular, provides special procedures for addressing the areas of gypsum in Ripon. In relation to contaminated land it provides a list of issues that proposals on contaminated land need to have regard to.

Initial SA Assessment

The policy has limited effects, although it does seek to ensure the safety of people and property by ensuring that development takes into consideration land stability, which is a particular issue in Ripon where Gypsum is present. Whilst the District does not have significant amounts of contaminated land the role of the planning process is to ensure that land is made suitable for its proposed future use.

Short/medium/long term effects

Positive short, medium and long term effects.

Policy NE7: Unstable and Contaminated Land

Monitoring and Delivery

Draft Policy MD1: Monitoring and Delivery

Through annual monitoring the council will assess the effectiveness of the policies in the Local Plan to ensure that they are:

- achieving the Local Plan Objectives and delivering sustainable development
- delivering new homes and jobs
- not having any unintended consequences

Any critical shortfalls or damaging unintended impacts will be addressed through management and review as set out in the Annual Monitoring Report. If the housing trajectory in the Annual Monitoring Report forecasts a 10% or greater under or over-provision of housing completions by 2035, consideration will be given to the need to alter the release of housing land through the preparation of a Supplementary Planning Document.

Policy background

This is a new draft policy outlining the mechanisms to be triggered if the policies in the Local Plan are not delivered. The Localism Act 2011 requires local planning authorities to monitor the extent to which policies contained in local plans are being achieved and publish this information in an Annual Monitoring Report. It will include information in connection with the Sustainability Appraisal.

Initial SA Assessment

Monitoring will help to determine whether the policies are achieving their objectives and are delivering sustainable development; whether the policies have had any unintended consequences; if the assumptions and objectives which lie behind the policies are still relevant; and whether any targets set are achieved. Specific indicators and targets will be provided as part of the Draft Plan. Both positive and negative effects need to be considered and the focus should be on significant sustainability effects that might give rise to irreversible damage and significant effects where there is uncertainty in the sustainability appraisal and where monitoring would enable preventative or mitigation measures to be taken. An initial indication of the type of indicators in relation to sustainability appraisal is included in the Draft Sustainability Appraisal Interim Report July 2015.

Short/medium/long term effects

Positive short, medium and long term effects.

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Assessment of Draft Local Plan Policies 2016

Harrogate District Growth Strategy

Draft Policy GS1: Providing New Homes and Jobs
<p><i>Provision will be made in the district over the period 2014-2035 for:</i></p> <p>A. 11,697 new homes as a minimum, including affordable housing and 20 Gypsy and Traveller pitches.</p> <p>B. 20 - 25ha of new employment land.</p>
<p>Policy background</p> <p>This policy sets out the scale of development planned over the plan period in terms of new homes, employment land and Traveller pitches.</p>
<p>Initial SA Assessment</p> <p>This is an overarching policy and it might be expected it would have significant positive effects against social objectives (providing homes and employment opportunities). The scale of development planned may have some negative effects on environmental objectives (for example the efficient use of natural resources through the development of greenfield sites), but as the policy is not site specific the extent of these effects and whether they may be cumulative are dependant on the application of other Local Plan policies and the identification of sites for allocation.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.1 Draft Policy GS1: Providing New Homes and Jobs

Draft Policy GS2: Growth Strategy to 2035
<p><i>The need for new homes and jobs will be met as far as possible in those settlements that are well related to the key public transport corridor. The scale of development will reflect:</i></p> <p>A. <i>The settlement's role and character.</i></p> <p>B. <i>Its relationship to the public transport corridor.</i></p> <p>C. <i>The need to deliver new homes and jobs.</i></p> <p>D. <i>The need to maintain or enhance services and facilities in rural villages.</i></p> <p>E. <i>The capacity of infrastructure and services within the settlement.</i></p> <p><i>New development will be located as follows:</i></p> <p>F. <i>Main Settlements: Major allocations of land will be provided to deliver new homes, employment land and other uses where necessary in Harrogate, Knaresborough and Ripon or on land specifically identified for employment purposes outside of the main settlement.</i></p> <p>G. <i>New Settlement: A major new strategic allocation for housing with associated employment and supporting services and facilities. This will take the form of a new settlement.</i></p> <p>H. <i>Local Service Centres: Allocations of land will be provided for new homes and local job opportunities in Boroughbridge, Masham and Pateley Bridge.</i></p> <p>I. <i>Primary and Secondary Service Villages: Allocations of land for new homes; with new village shops and businesses encouraged to support their continued sustainability.</i></p> <p>J. <i>Smaller Villages: Small scale windfall and rounding off in accordance with Policy GS3</i></p> <p><i>Main Settlements are: Harrogate, Knaresborough and Ripon</i></p>

Draft Policy GS2: Growth Strategy to 2035

Local Service Centres are: Boroughbridge, Masham and Pateley Bridge

Primary Service Villages are: Green Hammerton, Hampsthwaite, Killinghall, Kirkby Malzeard, Pannal, Ripley, Spofforth, Summerbridge, Tockwith

Secondary Service Villages are: Askwith, Beckwithshaw, Birstwith, Bishop Monkton, Bishop Thornton, Burnt Yates, Burton Leonard, Dacre/Dacre Banks, Darley, Dishforth, Follifoot, Glasshouses, Goldsborough, Grantley, Great Ouseburn, Grewelthorpe, Huby, Kettlesing Bottom, Kirby Hill, Kirk Hammerton, Kirby Overblow, Lofthouse, Long Marston, Markington, Marton cum Grafton, North Rigton, North Stainley, Nun Monkton, Rainton, Roecliffe, Sharow, Sicklinghall, Skelton on Ure, Staveley

Smaller Villages are: Arkendale, Baldersby, Beverley, Brearton, Copgrove, Copt Hewick, Cowthorpe, Farnham, Galphay, Hunsingore, Kirk Deighton, Little Ouseburn, Little Ribston, Littlethorpe, Marton le Moor, Melmerby, Middlesmoor, Minskip, Ramsgill, Sawley, Scotton, South Stainley, Studley Roger, Weeton, Whixley, Winksley

Policy background

The policy sets out the locational strategy to be adopted when allocating land for development and considering development proposals. It identifies a settlement hierarchy and the scale and type of development appropriate to each level of the hierarchy. The strategy focuses the majority of new development in Harrogate, Knaresborough and Ripon and through the identification and development of a new settlement. It also allows for growth to maintain and support the local service centres and larger villages where facilities are available to meet the daily needs of residents.

Initial SA Assessment

The policy should have significant positive effects on all social objectives. The policy largely reflects the district's existing settlement pattern and this approach should have a positive effect by reducing the need to travel and helping to ensure the identified housing and employment needs of the district are met in the most appropriate locations. Permitting development on sites within primary and secondary service villages may support existing services, enabling the settlement to remain self sufficient. There is the potential for negative effects on the natural and built environment but the extent of these effects and whether they may be cumulative, will depend on the sites chosen for allocation.

Short/medium/long term effects

The effects are anticipated to extend over the medium to long term, reflecting the likely delivery timescale for site allocations.

Table 9.2 Draft Policy GS2: Growth Strategy to 2035

Draft Policy GS3: Development Limits

Development limits have been drawn around those settlements listed in policy GS2: Growth Strategy to 2035, and as shown on the Policies Map. Within development limits, proposals for new development will be supported provided it accords with other policies in the Local Plan.

Proposals for new development on sites outside the development limit of a settlement will be supported where it is consistent with the role of the settlement in the growth hierarchy set out in policy GS2: Growth Strategy to 2035, does not result in a disproportionate level of development compared to the existing settlement and meets the following criteria:

- A. *The site is immediately adjacent to the existing built form of the settlement and would represent a logical extension to the built up area;*
- B. *There is either no suitable and available site for the proposed use within the settlement development limit or site allocated under policies DM1: Housing Allocations, DM2: Employment Allocations and DM3: Mixed Use Allocations;*
- C. *It would not result in coalescence with an adjoining settlement;*
- D. *It would not have an adverse impact on the character and appearance of the surrounding countryside;*
- E. *The proposal is of a scale and nature that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance; and*
- F. *It would not extend existing linear features of the settlement or result in ribbon development.*

In settlements where there is an allocation(s), development proposals on sites outside the development limit and for the same proposed use, will not be supported in advance of the development of that allocation(s) unless it can be demonstrated that the allocation will not come forward within the plan period or, in the case of housing, there is no five year supply of housing land.

In settlements within the Green Belt, proposals for new development will be limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including land in the Green Belt is not harmed.

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Draft Policy GS3: Development Limits
<p>Policy background</p> <p>The policy provides for the definition of Development Limits around settlements and sets out criteria against which proposals for development on sites outside but immediately adjoining the defined Development Limits can be assessed.</p>
<p>Initial SA Assessment</p> <p>The definition of a settlement Development Limit is unlikely in itself to have any significant effects although the policy provides for sites outside a settlement Development Limit to come forward for development. There may be the potential for development of such sites to impact negatively on the built and natural environment, although any effects, and whether these are cumulative, would be dependant on which and how many sites come forward in a particular settlement. However, the policy seeks to address this by setting out criteria to be met relating to the built and natural environment.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.3 Draft Policy GS3: Development Limits

Draft Policy GS4: Green Belt
<p><i>The extent of the Green Belt within Harrogate district is shown on the Policies Map. Inappropriate development in the Green Belt will not be approved except in very special circumstances in accordance with national policy.</i></p> <p><i>The council encourages proposals for the beneficial use of Green Belt to achieve the following opportunities provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it:</i></p> <p>A. <i>To retain and enhance the character of the district's landscape, visual amenity and biodiversity.</i></p> <p>B. <i>To provide outdoor sport and recreation.</i></p> <p>C. <i>To improve public access.</i></p>
<p>Policy background</p> <p>The policy reflects national Green Belt policy.</p>
<p>Initial SA Assessment</p> <p>The policy seeks to protect the openness and permanence of the Green Belt by resisting inappropriate development within it in accordance with the approach set out in national policy. In doing this the policy will help to protect the characteristics of the countryside and settlements within the Green Belt, which is likely to result in significant positive effects against environmental objectives relating to a quality built environment and protecting and enhancing the historic environment. The policy also encourages measures to enhance the beneficial use of the Green Belt which will result in positive effects against environmental objectives concerned with enhancing the biodiverse and natural environmental qualities.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.4 Draft Policy GS4: Green Belt

Draft Policy GS5: Supporting the District's Economy
<p><i>The council will encourage sustainable economic growth in the district by supporting the development aspirations of indigenous businesses and promoting inward investment opportunities; specifically by:</i></p> <p>A. <i>Supporting the growth of key sectors including:</i></p> <p><i>i. creative, media and digital activities</i></p> <p><i>ii. low carbon</i></p> <p><i>iii. life sciences</i></p>

Draft Policy GS5: Supporting the District's Economy
<ul style="list-style-type: none"> iv. <i>financial and professional services</i> v. <i>wholesale and distribution</i> <p>B. <i>Providing a range of business sites and premises.</i></p> <p>C. <i>Making a strategic employment land allocation at Flaxby, adjacent to the A1(M).</i></p> <p>D. <i>Identifying Station Parade, Harrogate as a significant mixed-use, employment and commercial development location strengthening the town centre's role as an attractive location for business and contributing to the vitality of the town centre.</i></p> <p>E. <i>Maintaining and enhancing the district's visitor economy.</i></p> <p>F. <i>Supporting the rural and agricultural economy and its diversification.</i></p>
Policy background
The policy seeks to support the growth of the district's economy by ensuring an adequate supply of employment land is available as well as supporting employment and diversification proposals in rural areas.
Initial SA Assessment
This is an overarching policy and it might be expected it would have positive effects against social objectives (providing employment opportunities). There may be some negative effects, for example through the development of greenfield sites, but the significance of these will be dependant on the application of other Local Plan policies.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 9.5 Draft Policy GS5: Supporting the District's Economy

Draft Policy GS6: Sustainable Development
<p><i>When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</i></p> <p><i>Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in the neighbourhood plans), will be approved without delay, unless material considerations indicate otherwise.</i></p> <p><i>Where there are no Local Plan policies relevant to the application or, relevant policies are out of date at the time of making the decision, the council will grant planning permission unless material considerations indicate otherwise taking into account whether:</i></p> <ul style="list-style-type: none"> A. <i>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</i> B. <i>Specific policies in that framework indicate that development should be restricted.</i>
Policy background
This policy was included in the Draft Development Management Policies (November 2015) as Policy SD1 and has been brought forward with no changes. It sets out how the council will determine planning applications in light of the NPPF's presumption in favour of sustainable development. The policy wording reflects the Planning Inspectorate's model sustainable development policy.
Initial SA Assessment
The policy is an overarching statement that there will be presumption in favour of sustainable development in respect of all planning proposals and policies. It is not site specific and relates to national and local policies aimed at achieving sustainable development. The policy should have significant positive effects on all environmental objectives.
Short/medium/long term effects

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Draft Policy GS6: Sustainable Development

The effects are anticipated to extend over the short to long term.

Table 9.6 Draft Policy GS6: Sustainable Development

Draft Policy GS7: Health and Well Being

The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.

Development proposals should promote, support and enhance health and wellbeing by:

- A. *Contributing to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and cycle.*
- B. *Providing sufficient and the right mix of homes to meet people's needs and in the right location.*
- C. *Creating opportunities for employment in accessible locations.*
- D. *Designing homes that reflects the changes that occur over a lifetime so people are not excluded by design as their circumstances change.*
- E. *Building homes which are easy to warm and ventilate.*
- F. *Ensuring high levels of residential amenity.*
- G. *Providing opportunities for formal and informal physical activity, recreation and play.*
- H. *Supporting and enhancing community and social infrastructure.*
- I. *Improving the quality and quantity of green infrastructure and by protecting and enhancing public rights of way.*

Policy background

This is a new policy that sets out how development proposals should seek to promote, support and improve health and wellbeing.

Initial SA Assessment

The policy should have significant positive effects across a range of social objectives including health, quality housing, recreation activities and environmental objectives including a quality built environment.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.7 Draft Policy GS7: Health and Well Being

Economy

Draft Policy EC1: Protection and Enhancement of Existing Employment Areas

The following key employment sites as identified on the Policies Map should continue to be occupied by employment uses:

- Cardale Park, Harrogate
- Hornbeam Park, Harrogate
- St James Park, Knaresborough
- Melmerby Business Park, Melmerby
- Claro Park, Harrogate
- Plumpton Park, Harrogate
- Manse Lane, Knaresborough
- Boroughbridge Road, Ripon
- Harrogate Road, Ripon
- Dallamires Lane, Ripon
- Bar Lane, Boroughbridge
- Fearby Road, Masham
- Marston Business Park, Tockwith
- Manse Farm, Knaresborough
- Dunlopillo, Pannal*
- New York Mills, Summerbridge
- Draft Employment Allocations, once developed
 - H16: Playing fields, Harrogate College
 - H28: Land at Wetherby Road, Harrogate
 - FX4: Employment site to the south of the A59, Flaxby Green Park
 - MB3: Land south of Barker Business Park, Melmerby
 - TW2: Land to the north of Marston Business Park, Tockwith

The development or redevelopment of land and premises within these sites for purposes other than business, general industrial and storage and distribution (as defined by Use Class B1, B2 and B8 of the General Development Order) will not be permitted unless it can be clearly demonstrated that the proposed use is ancillary to the functioning of the employment site and the following criteria are met:

- A. There is no unacceptable impact on the quality and quantity of employment land supply;
- B. There is no unacceptable impact on the operation of the site as a key employment area;
- C. There is no unacceptable amenity impact;
- D. The proposal provides a complimentary benefit to the employment area.

The use of other employment sites for non Business, General Industrial and Storage/Distribution (B1, B2, B8) uses will be resisted. However, in considering proposals for alternative uses the following will be considered:

- E. Impact on the quality and quantity of employment land supply;
- F. Ability to accommodate smaller scale requirements;
- G. Details of active marketing;
- H. Viability of employment development;
- I. Amenity considerations;
- J. Planning problems of the continued use of the site for employment.

* this would relate to the area of the site in employment use

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Draft Policy EC1: Protection and Enhancement of Existing Employment Areas
Policy background
This policy has been brought forward unchanged from the Draft Development Management Policies (November 2015) although the section on expansion of existing businesses has been moved to form a separate policy (Policy ES2).
Initial SA Assessment
The policy should have significant positive economic effects as it seeks to protect those employment sites key to the local economy. Identifying employment sites in areas of population will also help to ensure jobs are available in the most accessible locations which will result in positive effects on pollution levels, climate change and quality of the built environment.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 9.8 Draft Policy EC1: Protection and Enhancement of Existing Employment Areas

Draft Policy EC2: Expansion of Existing Businesses
<i>Proposals for the expansion of existing businesses in open countryside and outside established employment areas will be permitted where:</i>
A. <i>There is a proven need for such development in terms of operational requirements of the business;</i>
B. <i>The proposed development cannot physically and reasonably be accommodated within the curtilage of the existing site;</i>
C. <i>The scale of development is appropriate in the proposed location;</i>
D. <i>There is no unacceptable impact on the character of the countryside, the surrounding landscape, the form and character of the settlement or biodiversity;</i>
E. <i>There is no unacceptable impact on the operation of the highway network;</i>
F. <i>There are no significant adverse impacts on residential amenity.</i>
Policy background
This is a new policy although it takes forward a specific element of Policy EC1 from the Draft Development Management Policies (November 2015).
Initial SA Assessment
The policy should have positive economic effects by supporting the economy through enabling existing businesses to expand. There is the potential for negative impacts on the built and natural environment but this will depend on the specific site and the policy recognises this potential by identifying the considerations which will be taken into account in considering individual proposals.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 9.9 Draft Policy EC2: Expansion of Existing Businesses

Draft Policy EC3: Employment Development in the Countryside
<i>New employment development will be permitted in open countryside where all the following criteria are met:</i>
A. <i>It involves either:</i>
i. <i>the re-use or adaptation of an existing building, a proposal for farm diversification or other small-scale proposal requiring a countryside location for operational reasons; or</i>
ii. <i>small scale new building adjacent to a rural settlement, which is well related to the settlement, benefits the local economy, and reduces the need for increased car commuting to urban centres.</i>
B. <i>The local road network can accommodate proposed traffic movements;</i>
C. <i>It would not have a significant adverse effect on the character, appearance or general amenity of the area.</i>

Draft Policy EC3: Employment Development in the Countryside
<p><i>Outside defined settlement development limits, the re-use of existing buildings to employment use from other uses will be supported where:</i></p> <p><i>D. The building is of permanent and substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction.</i></p> <p><i>E. The scale, form and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials.</i></p> <p><i>F. The proposed alterations are of a high quality design, retaining the features that contribute positively to the character of the building and its surroundings.</i></p> <p><i>G. The building and its curtilage can be developed without an adverse effect on the historic environment, the character of the local landscape or its setting.</i></p> <p><i>H. It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species.</i></p> <p><i>I. The proposed use would not harm the countryside by way of traffic, parking, storage, light and noise pollution or the erection of associated structures.</i></p> <p><i>Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development.</i></p>
<p>Policy background</p> <p>This is a new policy. It seeks to support new employment development in the countryside subject to certain criteria relating to impacts on the natural and built environment and traffic generation being met.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive economic effects by supporting the rural economy through enabling the development of rural businesses. Due to the rural location of farm diversification proposals they are unlikely to be on public transport routes so there is the potential for negative impacts through increased traffic generation. The potential for negative impacts on the built and natural environment are recognised in the policy by identifying the considerations which will be taken into account in considering individual proposals.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.10 Draft Policy EC3: Employment Development in the Countryside

Draft Policy EC4: Farm Diversification
<p><i>Proposals relating to farm diversification and other land-based enterprises will be permitted where all of the following criteria are met:</i></p> <p><i>A. The new enterprise will not dominate the agricultural activity on the holding;</i></p> <p><i>B. The development will not detract from the character and appearance of the landscape or the farm holding;</i></p> <p><i>C. There is no significant effect on amenity, biodiversity or heritage assets;</i></p> <p><i>D. The proposal should make use of existing buildings wherever possible and where new or replacement buildings are required they should be closely related to the existing farm group, and their siting, form, scale, design and external materials are in harmony with existing traditional buildings;</i></p> <p><i>E. The proposal forms part of a comprehensive diversification scheme and is operated as part of a sustainable farm or appropriate land-based enterprise and will contribute to making the existing business viable;</i></p> <p><i>F. The approach roads and access to the site have the capacity to cater for the type and levels of traffic likely to be generated by the development; and</i></p> <p><i>G. The proposal will benefit the local rural economy and not generate significant number of unnecessary journeys by private car.</i></p>
<p>Policy background</p> <p>This is a new policy which seeks to support existing agricultural businesses through supporting the development of related uses</p>
<p>Initial SA Assessment</p> <p>The policy should have positive economic effects as the policy will help to support the rural economy. The policy sets out criteria to be met regarding impacts on the natural and built environment which should result in positive effects on environmental objectives. Due to the rural location of farm diversification proposals they are unlikely to be on public transport routes so there is the potential for negative impacts through increased traffic generation.</p>
<p>Short/medium/long term effects</p>

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Draft Policy EC4: Farm Diversification

The effects are anticipated to extend over the short to long term.

Table 9.11 Draft Policy EC4: Farm Diversification

Draft Policy EC5: Town and Local Centre Management

- A. *Proposals involving either the loss of existing A1 shop(s) in ground level frontages, or the creation of additional floorspace at ground floor level not intended for an Class A1⁽¹⁵⁾ retail use within the Primary Shopping Frontages of Harrogate, Knaresborough and Ripon will only be permitted where there is no harmful impact on the vitality and viability of the centre.⁽¹⁶⁾*
- B. *Proposals for non Class A1 uses considered appropriate to a shopping area will be permitted at ground floor level within the Secondary Shopping Frontages of Harrogate, Knaresborough and Ripon; the Primary Shopping Areas of Boroughbridge, Masham and Pateley Bridge; and Harrogate's Local Centres (Cold Bath Road, High Harrogate, Jennyfield, Kings Road, Leeds Road, Starbeck and Knaresborough Road) provided this would not result in, or add to, a concentration of similar uses, the cumulative effect of which would:*
- i. Adversely impact on the vitality or viability of the centre;*
 - ii. Adversely impact on the retail character and amenity of the frontage;*
 - iii. Generate levels of traffic that would cause significant congestion and/or road safety problems;*
 - iv. Result in three or more consecutive shop units in non-A1 use; or*
 - v. Result in conflict with other policies of the plan.*
- In all cases applicants will be required to demonstrate that they have considered all alternative vacant premises last in non Class A1 Use within the Primary Shopping Area based on availability and suitability.*
- C. *The following proposals will be required to demonstrate compliance with the Sequential Approach;*
- i. Retail development that does not serve a purely localised need outside of the primary shopping areas of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge.*
 - ii. Non-retail main town centre uses outside the:*
 - Town centre boundaries of Harrogate, Knaresborough and Ripon*
 - Primary shopping areas of Boroughbridge, Masham and Pateley Bridge*
- D. *Proposals for retail developments outside the Primary Shopping Area but within the settlement's development limit must be supported by an Impact Assessment where they are of the following sizes:*
- i. Harrogate: convenience retail of 1000 sq m or more and comparison retail of 2500 sq m or more.*
 - ii. Ripon: convenience and comparison retail of 1000 sq m or more.EC5*
 - iii. Knaresborough: convenience retail of 250 sq m or more and comparison retail of 500 sq m or more.*
 - iv. Boroughbridge, Pateley Bridge and Masham: convenience and comparison retail of 250 sq m or more.*

¹⁵ or any definition that replaces this use class

¹⁶ Development consisting of a change of use of a building from Class A1 (shops) to Class A2 (financial and professional services) is classed as Permitted Development.

Draft Policy EC5: Town and Local Centre Management
<p><i>In all other areas, including the open countryside, an Impact Assessment will be required for convenience and comparison retail proposals of 250 sq m or more.</i></p> <p><i>Where it is considered that proposals would be likely to have a significant impact on a centre(s), the council reserves the right to require an Impact Assessment for retail proposals below the thresholds, or within a centre as well as office and leisure proposals.</i></p> <p>E. <i>Proposals for retail development appropriate in scale and type to the size and role of Harrogate's local centres to provide for people's day-to-day needs, will be permitted within, or as an extension to, these centres.</i></p> <p>F. <i>Proposals that help develop the evening and night-time economy will be supported as valuable additions to the vitality and viability of town and city centres, where the operation of such activities can be controlled to address amenity implications.</i></p> <p>G. <i>Proposals involving residential or office development above ground floor premises within town or city centres will be permitted provided that they will not cause unacceptable planning problems for other adjacent land uses. In addition, development at ground floor should not compromise the current use, or future reuse of upper floors.</i></p>
<p>Policy background</p> <p>This is a new policy that incorporates Policy EC3 from the Draft Development Management Policies (November 2015). It seeks to maintain the economic health and vitality of town centres by ensuring existing retail provision is maintained and new retail and town centre uses are located in defined centres.</p>
<p>Initial SA Assessment</p> <p>The policy should have significant positive effects on economic growth and access to services.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.12 Draft Policy EC5: Town and Local Centre Management

Draft Policy EC6: Protection of Tourist Facilities
<p>Hotel Protection</p> <p><i>Proposals involving the change of use of hotels in the district with 20 or more lettable bedrooms will not be permitted unless clear evidence is provided to demonstrate that they are no longer viable, including:</i></p> <p>A. <i>Evidence that the hotel has been actively marketed at existing use value for at least 12 consecutive months;</i></p> <p>B. <i>Occupancy rates for the last three years of operation; and</i></p> <p>C. <i>Capital expenditure in the last five years of operation.</i></p> <p><i>Applicants will also be required to demonstrate that there will be no significant adverse impact on the supply or quality of visitor accommodation available in the area.</i></p> <p>Protection of Tourist Attractions</p> <p><i>Proposals that would result in the loss of a tourist attraction will not be permitted unless:</i></p> <p>D. <i>Clear evidence is provided to demonstrate that the continued use is no longer viable, including:</i></p> <p style="margin-left: 20px;">i. <i>evidence that the attraction has been actively marketed at existing use value for at least 12 consecutive months;</i></p> <p style="margin-left: 20px;">ii. <i>visitor numbers for the last three years; and</i></p> <p style="margin-left: 20px;">iii. <i>capital expenditure in the last five years of operation; or</i></p>

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Draft Policy EC6: Protection of Tourist Facilities
<p>E. <i>The attraction is viable but has been actively marketed at existing use value for two years.</i></p> <p><i>Proposals for non-tourist related development, which would be likely to result in harm to the continued attractiveness and operation of an existing tourist attraction, will not be permitted unless that development would deliver clear public benefits that are incapable of being provided in a less harmful manner.</i></p>
<p>Policy background</p> <p>This policy is an amended version of Policy EC4 in the Draft Development Management Policies (November 2015). It has been amended in response to the consultation on the draft policies by inclusion of reference to the impact of non-tourist related development on existing tourist attractions.</p>
<p>Initial SA Assessment</p> <p>As the policy seeks to protect tourist attractions and ensure there is sufficient accommodation for visitors the policy will have positive economic effects by providing support for an important part of the district's economy.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.13 Draft Policy EC6: Protection of Tourist Facilities

Draft Policy EC7: Sustainable Rural Tourism
<p><i>Proposals involving the development of new, or extension of existing, tourist and leisure attractions or visitor accommodation in the countryside will be permitted provided that:</i></p> <p>A. <i>It can be demonstrated that proposals for new attractions or accommodation cannot be located within or adjacent to the main towns, local service centres and primary service villages and subsequently that locations within or adjacent to secondary service villages have been fully considered;</i></p> <p>B. <i>The scale, layout and design of development is appropriate to its location and maintains or enhances the high quality of the district's built and natural environment;</i></p> <p>C. <i>They would not cause unacceptable planning problems for other adjacent land uses;</i></p> <p>D. <i>Appropriately located existing buildings are re-used where possible;</i></p> <p>E. <i>They result in an improvement to the range and quality of attractions and/or visitor accommodation in the area;</i></p> <p>F. <i>They will benefit the local economy and help to protect local services; and</i></p> <p>G. <i>They would not generate levels of traffic that would have an adverse impact upon the operation of the highway network or on highway safety or on air quality.</i></p> <p><i>In particular, support will be given to proposals that meet the above criteria and form part of a comprehensive farm diversification scheme, or are directly linked to the long-term conservation and enjoyment of publicly accessible natural and cultural heritage assets.</i></p> <p><i>In addition to the above criteria, proposals for caravan, holiday chalets and camping development (either new or extensions to existing sites) should be accessible to existing local services and public utilities, but should not adversely affect them.</i></p>
<p>Policy background</p> <p>This policy is unchanged from that included in the Draft Development Management Policies (November 2015) (as Policy EC5).</p>
<p>Initial SA Assessment</p> <p>Although the policy seeks to steer rural tourism towards the most sustainable locations there may be some increased traffic generation leading to negative effects on air quality. Supporting rural tourism has positive effects on the local economy and in particular the leisure and recreational industries, creating employment opportunities and assisting in attracting investment. The draft policy also looks to ensure that these enterprises are respectful of the natural and historic environment, encouraging the expansion and improvement of the range and type of tourist facilities in a sustainable manner that safeguards the district's environment, which should lead to positive environmental effects.</p>
<p>Short/medium/long term effects</p>

Draft Policy EC7: Sustainable Rural Tourism

The effects are anticipated to extend over the short to long term.

Table 9.14 Draft Policy EC7: Sustainable Rural Tourism

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Housing

Draft Policy HS1: Housing Mix and Density

The council will seek to balance the housing market across the plan period and work towards a mix of housing identified in the Strategic Housing Market Assessment (SHMA). Housing developments should therefore seek to deliver a range of house types and sizes that reflect and respond to the identified housing needs and demands of the district's households. The mix proposed should have reference to the SHMA and be informed by:

- A. Local assessments of housing need;
- B. Detailed local market assessments; and
- C. Locality and ability of the site to accommodate a mix of housing.

The final mix of dwelling types and sizes will be subject to negotiation with the applicant. Applicants will be required to provide sufficient evidence to support their proposals.

Developments of 10 or more dwellings should provide 10% accessible and adaptable homes.⁽¹⁷⁾

New housing development will be expected to achieve a minimum net density of 30 dwellings per hectare. Development within the defined town and city centres of Harrogate, Knaresborough and Ripon and in urban locations with a good standard of accessibility to public transport will be expected to achieve higher densities.

Where it can be demonstrated that development at such densities would be detrimental to local character or amenity, or site constraints would prevent these densities from being achieved, then development may be permitted at a lower density.

Policy background

This policy is an amended version of Policy HS1 included in the draft Development Management policies (November 2015). The policy looks to ensure that new developments provide a mix of housing to meet the identified needs of a wide range of households and that land is used efficiently by setting minimum density requirements.

Initial SA Assessment

The policy should have significant positive social effects through the provision of quality housing available to everyone. The policy should also have a positive effect when assessed against the objective of a quality built environment by seeking, through the identification of minimum density requirements, to minimise the amount of greenfield land developed. The policy also allows for lower density development where development at a higher density would cause harm to local character or amenity or where specific constraints need to be addressed. In doing so, this ensures protection of the historic environment and landscape character of the district.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.15 Draft Policy HS1: Housing Mix and Density

Draft Policy HS2: Affordable Housing and Starter Homes

The council will require 40% affordable housing on all developments including mixed use schemes and conversions, subject to viability and the demonstration of the need for affordable housing.

On all developments comprising 11 or more dwellings, or where the combined residential gross floorspace exceeds 1000sq m, on site provision will be expected. In exceptional circumstances, off-site provision or a commuted sum in lieu of on-site provision may be acceptable.

On developments comprising six to 10 dwellings, or where the residential gross floorspace exceeds 1000sq m, in areas designated as rural areas under Section 157(1) of the Housing Act 1985 (as shown on the Policies Map), a financial contribution for the provision of affordable dwellings as a commuted sum will be sought unless the developer makes on site provision.

Starter homes will be required in line with national policy.

The final tenure mix of the affordable housing on individual sites will be determined through negotiation, taking account of up-to-date assessments and the characteristics of the area.

17 Accessible and adaptable homes are those that meet requirements of M4(2) Category 2: Accessible and adaptable buildings of The Building Regulations (2010), Approved Document M: access to and use of buildings (2015 edition incorporating 2016 amendments for use in England), or any subsequent comparable standard set nationally.

Draft Policy HS2: Affordable Housing and Starter Homes
<p><i>The affordable homes should be distributed across the development and integrated with the scheme design and layout such that they are indistinguishable from the market housing on the same site.</i></p> <p><i>Planning permission will be refused for development proposals where it appears that a larger site has been deliberately sub-divided into smaller development parcels in order to avoid the requirements of this policy.</i></p> <p><i>Where a development proposal does not meet the above requirements, the applicant will be required to provide evidence to support this including, where appropriate, the submission of a development appraisal.</i></p>
<p>Policy background</p> <p>This policy is an amended version of Policy HS2 included in the draft Development Management policies (November 2015) and sets the thresholds and targets to be used to ensure the provision of affordable housing in the district. It introduces reference to the provision of Starter Homes (a national requirement) and revised site thresholds (to reflect the Written Ministerial Statement of November 2014).</p>
<p>Initial SA Assessment</p> <p>The policy should have similar effects to those of Policy GS2.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.16 Draft Policy HS2: Affordable Housing and Starter Homes

Draft Policy HS3: Self and Custom Build Housing
<p><i>Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the council where they are in conformity with all other relevant local and national policies.</i></p> <p><i>On sites of 20 dwellings or more, developers will be required to supply at least 5% of dwelling plots for sale to self-builders, subject to appropriate demand being identified. In determining the nature and scale of any provision, the council will have regard to viability considerations and site specific circumstances.</i></p> <p><i>Where a developer is required to provide self build plots, the plots should be made available and marketed appropriately for at least 12 months. Where plots which have been appropriately marketed have not sold within this time period, these plots may be built out as conventional market housing by the developer.</i></p> <p><i>Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites specifically for self and custom-build projects within their neighbourhood plan area.</i></p>
<p>Policy background</p> <p>This is a new policy introduced to reflect the introduction (nationally) of the requirement for local planning authorities to make provision through their Local Plan for self and custom build housing. The policy is linked to the Self Build Register, maintained by the council, which enables people to register their interest in self and custom build housing.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive social effects as it seeks to widen the range of home ownership opportunities available to the district's residents.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.17 Draft Policy HS3: Self and Custom Build Housing

Draft Policy HS4: Older People's Housing
<p><i>Developments specifically designed to meet the accommodation needs of older people will be supported where it:</i></p>

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Draft Policy HS4: Older People's Housing
<p>A. <i>Contributes to meeting an identified need.</i></p> <p>B. <i>Is in a location accessible by public transport or within walking distance of community facilities such as shops, medical services and public open space or, where this is not the case, such facilities are provided on site.</i></p> <p><i>Where developments fall within Use Class C3 affordable housing will be required in accordance with policy HS2: Affordable Housing and Starter Homes.</i></p>
<p>Policy background</p> <p>This is a new policy which seeks to address the issue of providing housing to meet the identified housing needs of older people.</p>
<p>Initial SA Assessment</p> <p>The policy should have significant positive social effects in terms of enabling people to have their housing needs met. The policy also requires developments to be located where they are accessible to services and facilities which should result in positive environmental effects (reducing pollution, managing climate change).</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.18 Draft Policy HS4: Older People's Housing

Draft Policy HS5: Space Standards
<p><i>All new market and affordable homes should, as a minimum, meet the relevant Nationally Described Space Standard (NDSS).</i></p> <p><i>This policy does not apply to an extension to a dwelling or a material change of use.</i></p>
<p>Policy background</p> <p>This is a new policy. Local planning authorities can no longer set locally derived space standards for new housing. Instead, where there is evidence of need and development viability will not be adversely impacted, Local Plans can seek to apply the nationally described space standards.</p>
<p>Initial SA Assessment</p> <p>The policy should have significant positive social effects by ensuring the provision of quality housing.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.19 Draft Policy HS5: Space Standards

Draft Policy HS6: Conversion of Rural Buildings for Housing
<p><i>Outside defined settlement development limits, the conversion and/or re-use of existing buildings to residential use from other uses will be supported where:</i></p> <p>A. <i>The building is of permanent and substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction;</i></p> <p>B. <i>The scale, form and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials.</i></p> <p>C. <i>The proposed alterations are of a high quality design, retaining the features that contribute positively to the character of the building and its surroundings.</i></p>

Draft Policy HS6: Conversion of Rural Buildings for Housing
<p>D. <i>The building and its curtilage can be developed without an adverse effect on the historic environment, the character of the local landscape or its setting.</i></p> <p>E. <i>It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species.</i></p> <p>F. <i>The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures.</i></p> <p>Developments under this policy will be expected to comply with the affordable housing and open space provision policies of the Plan.</p> <p>Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development.</p>
<p>Policy background</p> <p>This is a new policy and has been introduced following consultation on the Local Plan Issues and Options consultation in 2015 and supports the re-use of rural buildings for housing subject to certain criteria being met.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive environmental effects as it supports the conversion and re-use of existing buildings, which represents prudent and efficient use of land as it minimises development on greenfield land, and will also be expected to retain and respect the special qualities of the building and the character and appearance of the landscape. There may also be positive social effects as only proposals that are of a high quality and sustainable design will be supported, which will help ensure that the housing stock is of decent quality.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.20 Draft Policy HS6: Conversion of Rural Buildings for Housing

Draft Policy HS7: Replacement Dwellings in the Countryside
<p><i>Proposals for replacement dwellings will be permitted where it meets all of the following criteria:</i></p> <p>A. <i>The new dwelling is located on the site of, or close to, the existing dwelling to be cleared.</i></p> <p>B. <i>The new dwelling is not materially larger than the existing dwelling.</i></p> <p>C. <i>The new dwelling has satisfactory access arrangements.</i></p> <p>D. <i>The new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the landscape character and local vernacular.</i></p> <p>E. <i>The new dwelling is sited to preclude retention of the existing dwelling or the applicant is willing to accept a condition to ensure its demolition on completion of the new dwelling.</i></p>
<p>Policy background</p> <p>This policy is unchanged from Policy HS4 included in the draft Development Management Policies (November 2015).</p>
<p>Initial SA Assessment</p> <p>The policy sets out strict criteria which proposals for replacement dwellings must meet. Effects are unlikely to be significant, but there are positive effects in respect of the natural and historic environment as the policy seeks to ensure that any replacement dwelling is sympathetic to landscape character and building design.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.21 Draft Policy HS7: Replacement Dwellings in the Countryside

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Draft Policy HS8: Extensions to Dwellings
<p><i>Extensions to dwellings will be permitted provided that all the following requirements are met:</i></p> <p>A. <i>There is no adverse impact on neighbouring residential amenity.</i></p> <p>B. <i>There is no adverse loss of parking or garden/amenity areas.</i></p> <p>C. <i>There is no adverse impact to the character or appearance of the dwelling or the surrounding area.</i></p> <p>D. <i>The extension should not be designed to facilitate the subdivision of the dwelling into separate dwellings nor undermine the retention of any occupancy condition.</i></p>
<p>Policy background</p> <p>This is a slightly amended version of Policy HS5 included in the draft Development Management Policies (November 2015): the use of the word 'unacceptable' has been replaced with 'adverse'.</p>
<p>Initial SA Assessment</p> <p>The policy sets out the requirements that must be met to ensure that an extension is acceptable, where planning permission is required. Effects are unlikely to be significant with positive effects in respect of the natural and historic environment as the policy seeks to ensure that extensions to dwellings are sympathetic to local character and amenity.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.22 Draft Policy HS8: Extensions to Dwellings

Draft Policy HS9: Rural Worker's Dwelling
<p><i>New permanent isolated dwellings in the countryside will not be permitted unless it can be shown that there is an essential need for a rural worker to live permanently at or near their place of work within the countryside. In determining whether such need exists, the local authority will consider whether the following criteria are met:</i></p> <p>A. <i>There is a clearly established existing functional need;</i></p> <p>B. <i>The need relates to a full-time worker, or one who is primarily employed in rural employment and does not relate to a part-time requirement;</i></p> <p>C. <i>The unit and the rural employment activity concerned have been established for at least three years, have been financially sound for at least one of them, are currently financially sound, and have a clear prospect of remaining so;</i></p> <p>D. <i>The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and</i></p> <p>E. <i>Other planning requirements, e.g. in relation to access, or the impact on the countryside are satisfied.</i></p> <p><i>If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should for the first three years, be provided by a temporary dwelling unless exceptional circumstances can be demonstrated.</i></p>
<p>Policy background</p> <p>This is a slightly amended version of Policy HS6 included in the draft Development Management Policies (November 2015). The policy relates to supporting rural businesses through the provision of housing to allow that business to function successfully.</p>
<p>Initial SA Assessment</p> <p>The policy is expected to have a positive economic effect by enabling local businesses to develop, however, this is unlikely to be significant due to the relatively small number of businesses likely to be supported by the policy.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.23 Draft Policy HS9: Rural Worker's Dwelling

Draft Policy HS10: Gypsy and Traveller Sites

The following site as shown on the Policies Map is allocated for a Gypsy and Traveller site to ensure a deliverable supply of pitches in the first five years of the plan period. It will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified.

Site Ref	Settlement	Site Name
PN16	Pannal	Land to the West of A61

Table 9.25 Gypsy and Traveller Draft Allocation

Proposals for new sites within years 6 -15 of the plan will be within the following broad locations as shown on the Policies Map;

- a. Harrogate Area
- b. Knaresborough Area
- c. Kirk Deighton
- d. Area south of Wighill

Proposals on non-allocated sites should be considered against the most up-to-date needs assessment.

Proposals for new Gypsy and Traveller sites or extensions to existing sites should:

- A. Be located where there would not be a detrimental impact on highway safety or the flow of traffic.
- B. Be of an appropriate size to be able to provide acceptable living conditions and provide for the number of pitches required, access roads, amenity blocks, children's play areas and space for commercial vehicles.
- C. Not materially harm the natural and historic environment including landscape character.
- D. Not result in a significant adverse impact on residential amenity.
- E. Be of a size commensurate to the nearest settled community in rural and semi-rural areas.
- F. Be situated in locations with good access to existing local services, including health services, schools and public transport.
- G. Not be located in areas at risk of flooding.
- H. Not be located within the Green Belt except in very special circumstances.

Planning applications for new sites (not involving the extension of existing sites) will need to include a statement to justify why an existing site cannot be extended and a new site is needed.

Proposals that would involve the loss of authorised Traveller pitches will not be permitted unless new replacement pitches are provided in a suitable location that meet the criteria above.

Policy background

This is a slightly amended version of Policy HS3 included in the draft Development Management Policies (November 2015). The policy has been amended to reflect national policy regarding development in the Green Belt and to clarify the approach to loss of existing pitch provision. The policy also allocates a site (subject to a separate sustainability appraisal) to meet pitch needs within the first five years of the plan period and identifies areas of search for future provision.

Initial SA Assessment

The policy should have significant positive social effects as it supports the provision of Gypsy and Traveller sites meaning that identified needs should be met. The policy requires that sites provide a good level of access to local services and facilities, which may mean that people are able to make use of sustainable transport having a positive effect on pollution levels.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.24 Draft Policy HS10: Gypsy and Traveller Sites

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Transport and Infrastructure

Draft Policy T11: Sustainable Transport
<p><i>The council will work in partnership with other authorities, transport providers and local groups to promote a sustainable and improved transport system which is safe, reliable, and convenient and will:</i></p> <p>A. <i>Improve road and rail connections both within the district and to the wider area, in particular the improvement of the Leeds-Harrogate-York Railway;</i></p> <p>B. <i>Seek reductions in traffic congestion in Harrogate, Knaresborough and Ripon;</i></p> <p>C. <i>Promote improvements to public transport, including the provision of better parking at rail stations and park and ride facilities, the creation of walking and cycling routes, provision of electric vehicle charging points for both cars and bikes, the Harrogate car-share scheme and measures to reduce air pollution;</i></p> <p>D. <i>Ensure development proposals seek to minimise the need to travel and achieve more sustainable travel behaviour by requiring all developments which will generate significant amounts of traffic to be supported by a Transport Statement or Transport Assessment and a Travel Plan;</i></p> <p>E. <i>Locate, as far as possible, the majority of future development so that it is accessible to a station on the Leeds-Harrogate-York Railway or within the Key Bus Service Corridor;</i></p> <p>F. <i>Improve accessibility in rural areas;</i></p> <p>G. <i>Undertake a Strategic Transport Priorities Study for the district in order to set out the council's priorities for sustainable transport.</i></p>
<p>Policy background</p> <p>This is a new policy and sets out the council's approach to accessibility and transport improvements.</p>
<p>Initial SA Assessment</p> <p>This is an overarching transport policy which aims to encourage and support development proposals which prioritise sustainable modes of transport as well as requiring development proposals to mitigate against transport impacts. It might be expected, therefore, to have significant positive effects against environmental objectives (maximising access, limiting pollution and managing climate change).</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.26 Draft Policy T11: Sustainable Transport

Draft Policy T12: Protection of Transport Sites and Routes
<p><i>New sites and routes which have the potential to contribute towards the provision of a sustainable and improved transport system will be safeguarded where there is a reasonable prospect of them accommodating new transport infrastructure before 2035. This will apply when a scheme is:</i></p> <p>A. <i>Included within the investment strategies or plans produced by Highways England, as the strategic highway authority, North Yorkshire County Council, as the local highway authority, or by another body or organisation contributing towards the creation of a sustainable and improved transport system for the district, and for which there is an agreed preferred route or site;</i></p> <p>B. <i>Along the route of a former railway line; in particular the sections of the Harrogate-Ripon-Northallerton line and the Harrogate to Wetherby line that lie within Harrogate district;</i></p> <p>C. <i>A cycle or pedestrian route identified by the local highway authority or the district council and included within an approved plan or strategy.</i></p>
<p>Policy background</p> <p>This is a new policy which identifies which transport sites and routes will be identified for protection through the Local Plan in order to exploit the opportunities for the use of sustainable transport modes.</p>

Draft Policy TI2: Protection of Transport Sites and Routes
Initial SA Assessment
With a focus on encouraging and supporting proposals to enhance sustainable transport opportunities, the policy might be expected to have significant positive effects against environmental objectives (maximising access and improving air quality).
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 9.27 Draft Policy TI2: Protection of Transport Sites and Routes

Draft Policy TI3: Parking Provision
<i>When considering the provision of parking, proposals for development should recognise an overall need to reduce the use of private cars, and take suitable account of the following factors:</i>
A. <i>The need to provide safe, secure and convenient parking at appropriate levels, including parking or storage for cycles, motor cycles and, where relevant, coaches and lorries;</i>
B. <i>Parking standards for cars, cycles, motorised two wheel vehicles, disabled parking and operational servicing requirements as prepared by the local highway authority, North Yorkshire County Council;</i>
C. <i>Policies set out in the North Yorkshire County Council Parking Strategy (and successive strategies);</i>
D. <i>Where relevant, the location of the site within an area covered by an Area Travel Plan;</i>
E. <i>Where appropriate, the need to make provision for car club and car share parking spaces;</i>
F. <i>Means to encourage the use of low emission vehicles as part of the proposal, including the ability to provide electric vehicle charging points.</i>
Policy background
The policy is an amended version of Policy HP4 included in the Draft Development Management Policies (November 2015), with reference to sustainable drainage and water quality having been deleted from the policy.
Initial SA Assessment
The policy should have significant positive effects against environmental objectives as it seeks to encourage fewer journeys by car.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 9.28 Draft Policy TI3: Parking Provision

Draft Policy TI4: Delivery of New Infrastructure
<i>In order to deliver sustainable development, the council will work with infrastructure and service providers and developers to deliver infrastructure and services to support existing and future development across the district.</i>
<i>Depending on the nature and scale of development proposed, and subject to viability, developers will be expected to make reasonable on-site provision, off-site provision and/or contributions towards infrastructure and services in order to cater for the needs generated by development.</i>
<i>Proposals involving the delivery of new or improved infrastructure or services, either on its own or in combination with other development, will be supported provided that:</i>
A. <i>It can be demonstrated that they are necessary to support new development and/or to rectify existing evidenced deficiencies in infrastructure or service provision;</i>
B. <i>Development is phased so as to cause minimal disruption to existing infrastructure and service provision for residents and businesses;</i>
C. <i>Where associated with other development, the infrastructure and services required to support the development are provided in advance of the development's completion and occupation;</i>
D. <i>The development complies with the provisions of Policies GS6: Sustainable Development and HP3: Local Distinctiveness.</i>
Policy background

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Draft Policy T14: Delivery of New Infrastructure

This is a new policy. It is an overarching policy that sets out that new development will be expected to deliver and/or contribute to the provision of infrastructure in order to support the needs generated by that development. The policy also sets out how proposals for new or improved infrastructure may come forward.

Initial SA Assessment

The policy might be expected to have positive effects on a number of social and environmental objectives as it seeks to ensure the provision of infrastructure to support new development.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.29 Draft Policy T14: Delivery of New Infrastructure

Policy T15: Telecommunications

The expansion of communications infrastructure including Next Generation broadband and mobile connectivity will be supported. This will be achieved by:

- A. *Supporting the expansion of communications networks which use existing infrastructure, including masts and structures;*
- B. *Supporting the provision of new communications infrastructure where it can be demonstrated that using existing infrastructure or equipment would not be feasible and provided the proposal does not have a significant adverse impact on the character or appearance of the surrounding area. Where apparatus or associated infrastructure is proposed to be located on a building, the proposal will be supported provided the siting scale and design of the apparatus or associated infrastructure does not have a significant adverse impact on the external appearance of the building;*
- C. *Ensuring the location and design of proposals avoid harm to sensitive areas or buildings/structures and accord with local plan policies HP2: Heritage Assets, NE3: Protecting the Natural Environment and NE4: Landscape Character.*

Broadband access in new developments:

- D. *New employment and housing development proposals will be required to demonstrate the anticipated connectivity requirements of the proposed use and how the development will contribute to, and be compatible with, Next Generation Access broadband;*
- E. *All new development will be required to enable a Next Generation Access broadband connection where viable. Where it can be demonstrated that the provision of a Next Generation Access broadband connection is not viable, proposals should provide a minimum download connection of 10Mbps and incorporate suitable infrastructure to support delivery of Next Generation Access broadband at a future date;*
- F. *Applicants proposing major development schemes should engage with communication providers and local broadband groups to explore how Next Generation Access broadband can be provided and how the development may contribute to and integrate with active broadband projects within the local area.*

Policy background

This is a new policy, although the potential scope of a policy was included in the Draft Development Management Policies (November 2015), as Policy EC6. The draft policy reflects the consultation comments received to this.

Initial SA Assessment

Requiring development of all new properties to provide a connection to a superfast broadband network or seeking developer contributions towards future access will have positive economic effects through supporting the growth of the local economy and potentially home based employment opportunities. It will also enable people to access information technologies giving them increased opportunities to access education, training and employment. The provision of communications infrastructure may have negative effects on the built and natural environment but the policy seeks to address this by setting out criteria to be followed.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.30 Policy T15: Telecommunications

Climate Change

Draft Policy CC1: Flood Risk and Sustainable Drainage

Development proposals will not be permitted where they would have an adverse effect on watercourses or increase the risk of flooding elsewhere.

Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through Sequential Testing against the most up-to-date Environment Agency flood risk maps and the Harrogate District Level 1 Strategic Flood Risk Assessment (SFRA) maps. Development layout within the site should be subject to the sequential approach, with the highest vulnerability development located in areas at lowest flood risk within the site.

Proposals within Flood Zone 3a(i) will be assessed in accordance with national policies relating to Flood Zone 3a but with all of the following additional restrictions:

- A. no new highly vulnerable or more vulnerable uses will be permitted;*
- B. less vulnerable uses may only be permitted provided that the sequential test has been passed; and*
- C. where extensions are linked operationally to an existing business or, where redevelopment of a site provides buildings with the same or a smaller footprint;*
- D. all proposals will be expected to include flood mitigation measures to be identified through a site specific Flood Risk Assessment including consideration of the creation of additional sustainable flood storage areas;*
- E. development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.*

Where required by national guidance, proposals for development should be accompanied by a site-specific Flood Risk Assessment (FRA). The FRA should demonstrate that the development will be safe, including access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

All development will be required to ensure that there is no increase in surface water flow rate run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.

Proposals involving building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure and that there will be no detrimental effect on flood risk and biodiversity. Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state.

In partnership with the Environment Agency and the lead local flood authority, the council will seek opportunities from new development to reduce the causes and impacts of flooding. Development should ensure that land which is needed for flood risk management purposes (as identified in Defra's Programme of flood and coastal risk management schemes and other Environment Agency or lead flood authority documents) is safeguarded.

Policy background

This policy is an amended version of Policy SD3 included in the draft Development Management Policies (November 2015). The policy has been amended in response to comments received to the consultation on the draft policies through the inclusion of reference to the sequential approach applying to the layout of a development and to safeguarding areas identified as being required for flood risk management purposes.

Initial SA Assessment

The policy has a positive effect on a number of objectives as it looks to protect people and property from flooding, contribute to a managed approach to climate change and a quality built environment, efficient land use patterns that promote balanced development and encourage biodiversity.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.31 Draft Policy CC1: Flood Risk and Sustainable Drainage

Draft Policy CC2: Rivers

All new development should have regard to the actions and objectives of appropriate River Basin Management Plans and the Water Directive Framework in striving to protect and improve the quality of water bodies and ecological systems in and adjacent to the district. Proposals which fail to take opportunities to restore and improve rivers will be refused unless the absence of such works can be justified. If works can't be done on site then arrangements should be entered into to secure improvements off site, subject to viability.

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Draft Policy CC2: Rivers
<p><i>Development proposals adjacent to watercourses should address the following;</i></p> <p>A. <i>Provide a minimum of 8m buffer zones measured from bank top to provide an effective and valuable river corridor and improve habitat connectivity. This should remain/be designed to be intrinsically dark with lux levels of 0-2 and should not contain any structures;</i></p> <p>B. <i>Provide a 5m buffer zone for ponds would also help to protect their wildlife value and ensure that the value of the adjacent terrestrial habitat is protected.</i></p>
<p>Policy background</p> <p>This is a new policy and has been introduced in response to comments made by the Environment Agency during consultation on the Draft Development Management Policies (November 2015). The policy seeks to protect and improve water quality.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive environmental effects (biodiversity, pollution levels).</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.32 Draft Policy CC2: Rivers

Draft Policy CC3: Renewable Energy
<p><i>Permission will be granted for renewable energy projects provided the proposal does not have an unacceptable adverse impact on the landscape, natural environments, cultural, historic and archaeological environment and that appropriate mitigation measures would be taken to minimise the impact on adjoining land uses and residential amenity.⁽¹⁸⁾</i></p> <p><i>Renewable and low energy development in the Green Belt will only be allowed in very special circumstances.</i></p>
<p>Policy background</p> <p>This is an amended version of Policy NE6 included in the Draft Development Management Policies (November 2015). The policy encourages renewable energy projects where there are no unacceptable impacts on a range of factors.</p>
<p>Initial SA Assessment</p> <p>Enabling renewable energy projects might be expected to have significant positive environmental effects (efficient use of natural resources, minimising pollution levels, managing climate change). The policy seeks to address any negative environmental effects (on the built and natural environment) but the significance of these, and whether impacts are cumulative, is uncertain as it would depend on the renewable energy technology developed and number of projects delivered.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.33 Draft Policy CC3: Renewable Energy

Draft Policy CC4: Sustainable Design
<p><i>All development proposals should be designed to be resilient to and adapt to the future impacts of climate change through the inclusion of sustainable design features where this is technically feasible and viable.</i></p> <p><i>New non-domestic developments, excluding conversions and extensions of less than 500 sq m, will be required to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). Developers will be expected to provide certification evidence of the BREEAM level achieved at the design stage and post construction stage on completion of development.</i></p>

Draft Policy CC4: Sustainable Design
Policy background
This is a new policy. It aims to ensure new developments are energy efficient through requiring all development to maximise energy efficiency through design or, for non residential developments, by meeting the appropriate BREEAM standard.
Initial SA Assessment
Any reduction in energy usage brought about by the efficient design of new buildings will have significant positive effects on environmental (reducing greenhouse gas emissions) and social (improving the quality of housing) objectives.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 9.34 Draft Policy CC4: Sustainable Design

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Heritage and Placemaking

Draft Policy HP1: Harrogate Town Centre Improvements
<p><i>The vitality and viability of Harrogate town centre as the district's largest retail, leisure and tourist destination, and a major conference and exhibition venue, will be enhanced through the:</i></p> <p>A. <i>Realisation of development opportunities in the town centre, including the:</i></p> <p style="margin-left: 20px;"><i>i. construction of a modern transport hub on Station Parade, as part of a wider mixed use development incorporating high quality office space, retail and residential uses; and</i></p> <p style="margin-left: 20px;"><i>ii. mixed use development of land off Dragon Road</i></p> <p>B. <i>Continual improvement and development of facilities at the Harrogate International Centre, Royal Hall and other key visitor attractions.</i></p> <p>C. <i>Improvement of the town centre's public realm and environment.</i></p> <p>D. <i>Creation of flexible spaces for recreation and events.</i></p> <p>E. <i>Management of the evening and night-time economy.</i></p> <p>F. <i>Management of on and off street parking.</i></p> <p>G. <i>Improvement of routes and facilities for pedestrians and cyclists.</i></p>
<p>Policy background</p> <p>This is a new policy that provides a framework for the implementation of a number of improvements in Harrogate town centre.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive economic effects by providing the opportunity for development and investment in the town centre. There may be some negative effects on the built environment but the extent of these would be dependant on the site and/or project implemented and mitigation through application of other relevant Local Plan policies.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.35 Draft Policy HP1: Harrogate Town Centre Improvements

Draft Policy HP2: Heritage Assets
<p><i>Proposals for development should protect and, where appropriate, enhance those elements that contribute to the significance of the district's heritage assets. (19) (20) (21)</i></p> <p><i>Development proposals which would affect designated or non-designated heritage assets and their settings will be permitted where they:</i></p> <p>A. <i>demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;</i></p> <p>B. <i>ensure that any development respects the historic form, setting, fabric and any other aspects that contribute to the significance of a heritage asset;</i></p> <p>C. <i>ensure that any development that would have an impact on the World Heritage Site, or its setting will conserve, and where appropriate enhance those elements that contribute towards its outstanding universal value;</i></p> <p>D. <i>ensure proposals affecting a conservation area would protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to the character and special architectural or historic interest of the area;</i></p> <p>E. <i>ensure proposals affecting a registered historic battlefield would not harm its historic, archaeological or landscape interest or prejudice any potential for interpretation;</i></p> <p>F. <i>demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;</i></p> <p>G. <i>conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring development is of high quality design which is respectful of historic interest and all features of local character, and;</i></p>

19 Development includes new buildings, landscape or engineering works, also extensions and alteration to, and demolition of heritage assets

20 Definitions of the term heritage asset, archaeological interest, conservation, significance and setting are taken from the glossary of the NPPF and are set out in the Appendices to the council's Heritage Management Guidance Supplementary Planning Document (SPD)

21 Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, Conservation Areas and World Heritage Sites designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, although they may be identified as having local importance. In some instances non-designated, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.

Draft Policy HP2: Heritage Assets
<p>H. <i>ensure development incorporates the use of appropriate materials and detailing.</i></p> <p><i>Schemes that help to ensure a sustainable future for the district's heritage assets, especially those identified as being at greatest risk of loss or decay will be supported.</i></p>
<p>Policy background</p> <p>This is an amended version of Policy HP1 in the Draft Development Management Policies (November 2015).</p>
<p>Initial SA Assessment</p> <p>As the policy relates directly to the protection and enhancement of the district's designated and un-designated heritage assets a significant positive effect on cultural heritage might be expected. However, as the policy (in line with national planning policy) allows for some level of harm if this is outweighed by other benefits, this may be uncertain.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.36 Draft Policy HP2: Heritage Assets

Draft Policy HP3: Local Distinctiveness
<p><i>New development should incorporate high quality building, urban and landscape design that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments. In particular, development should:</i></p> <p>A. <i>Respect the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas;</i></p> <p>B. <i>Respond positively to the building density, building footprints, built form, building orientation, building height and grain of the context- including the manner in which this context has developed and changed over time;</i></p> <p>C. <i>Recognise the contribution of the natural environment including biodiversity, landscape and green infrastructure;</i></p> <p>D. <i>Recognise the contribution of fenestration, roofscape, detailing, trees and planting, the palette and application of materials, traditional building techniques, and evidence of past and present activity to local distinctiveness and ultimately to landscape character;</i></p> <p>E. <i>Incorporate design that is inspired by its local context or the best of contemporary practice that fits comfortably in its surroundings.</i></p>
<p>Policy background</p> <p>This is an amended version of Policy HP2 in the Draft Development Management Policies (November 2015). It has been amended by the inclusion of criterion C in response to consultation comments.</p>
<p>Initial SA Assessment</p> <p>This policy aims to enhance and protect local distinctiveness through promoting high quality building, landscape and urban design and provides clear criteria against which all development proposals will be assessed. Whilst some of these are protected through international, national or local designations, much of what makes the district distinctive is undesignated. Significant positive effects can, therefore, be expected against environmental objectives (historic and built environment).</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.37 Draft Policy HP3: Local Distinctiveness

Draft Policy HP4: Protecting Amenity
<p><i>Development proposals should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours.</i></p> <p><i>Amenity considerations will include the impacts of development on:</i></p>

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Draft Policy HP4: Protecting Amenity
<p>A. <i>Overlooking and loss of privacy;</i> B. <i>Overbearing and loss of light; and</i> C. <i>Vibration, fumes, odour noise and other disturbance.</i></p> <p><i>The individual and cumulative impacts of development proposals on amenity will be considered.</i></p> <p><i>New residential development should incorporate well designed and located private outdoor amenity space which is of an adequate size for the likely occupancy of the proposed dwellings.</i></p>
<p>Policy background</p> <p>This is a new policy which sets out factors to be assessed when considering the impact of development on amenity and that adequate outdoor residential amenity space is provided in new developments.</p>
<p>Initial SA Assessment</p> <p>The policy might be expected to have significant positive effects on social (quality housing, good health) and environmental (minimising pollution levels) objectives.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.38 Draft Policy HP4: Protecting Amenity

Draft Policy HP5: Public Rights of Way
<p><i>Proposals for development that would affect existing public rights of way will be permitted only where it can be demonstrated that:</i></p> <p>A. <i>The routes and the recreational and amenity value of rights of way will be protected, or satisfactory diverted routes that deliver a level of recreational and amenity value at least as good as the routes being replaced are provided; and</i> B. <i>In all cases, opportunities for enhancement through the addition of new links to the existing network and the provision of improved facilities have been fully explored and, where appropriate, all reasonable and viable opportunities have been taken up.</i></p>
<p>Policy background</p> <p>This policy is unchanged from Policy HP3 in the Draft Development Management Policies (November 2015). The policy aims to protect public rights of way so that the routes and their existing recreational and amenity value is not undermined by new development. It also aims, where appropriate, to use development to deliver enhancements to the public right of way network and provide additional links.</p>
<p>Initial SA Assessment</p> <p>The district's network of public rights of way and other paths provide an important recreational resource that enables the public to experience and enjoy the environment through activities such as walking, cycling and horse riding. This plays an important role in ensuring physical and mental health and wellbeing and an important sustainable transport resource. Protecting and enhancing existing provision will maintain access to these routes. Significant social positive effects can, therefore, be noted in relation to health and provision of recreational activities objectives.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.39 Draft Policy HP5: Public Rights of Way

Draft Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities
<p>A. <i>Proposals for development that would involve the loss of existing outdoor public and private sport, open space and recreational facilities will be permitted only where:</i></p>

Draft Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities	
<p>i. <i>The applicant can demonstrate that there is a surplus of similar facilities in the area and that the loss would not adversely affect the existing and potential recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or</i></p> <p>ii. <i>A satisfactory replacement facility is provided in a suitable location, accessible to current users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or</i></p> <p>iii. <i>The land is incapable of appropriate recreational use due to its size, location and physical conditions; or</i></p> <p>iv. <i>In the case of playing fields:</i></p> <ul style="list-style-type: none"> ● <i>The sport and recreation facilities on a site would best be retained and enhanced through the development of a small part of the site, and the benefits of development to sport and recreation clearly outweigh the loss of the land; or</i> ● <i>The proposal involves the development of an alternative indoor or outdoor sports facility on the site, and the benefits of development to sport and recreation clearly outweigh the loss of the playing fields.</i> 	<p>B. <i>Any loss of an open space or a sport or recreational facility, which is acceptable under the above criterion, will be permitted only where it can be demonstrated that the loss would not cause significant harm to the amenity and local distinctiveness of the area. Small scale developments that are related to the function of an amenity open space will be permitted where it can be demonstrated that the public benefits of development outweigh the harm</i></p> <p>C. <i>Development proposals that would involve the loss of existing indoor public and private sport and recreation facilities will be permitted only where:</i></p> <p>i. <i>Their loss would not adversely affect the existing and potential sport and recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or</i></p> <p>ii. <i>A satisfactory replacement facility is provided on the same grounds as criterion A. ii. above; or</i></p> <p>iii. <i>They are incapable of continued sport and recreational use.</i></p>
Policy background	
This policy is unchanged from Policy HP5 in the Draft Development Management Policies (November 2015). It aims to protect a wide range of indoor and outdoor sport, open space and recreational facilities.	
Initial SA Assessment	
Significant positive social effects in relation to health and leisure/recreational opportunities might be expected through protecting existing provision.	
Short/medium/long term effects	
The effects are anticipated to extend over the short to long term.	

Table 9.40 Draft Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities

Draft Policy HP7: New Sports, Open Space and Recreation Development	
<p>A. <i>New housing and mixed use developments will be required to provide new sports, open space and recreational facilities to cater for the needs arising from the development in line with the provision standards set out as follows:</i></p> <p>i. <i>Parks and gardens: 0.15 ha per 1000 people.</i></p> <p>ii. <i>Natural and semi-natural greenspace: 4.07 ha per 1000 people.</i></p> <p>iii. <i>Amenity greenspace: 1.63 ha per 1000 people.</i></p> <p>iv. <i>Provision for children and young people: 0.13 ha per 1000 people.</i></p> <p>v. <i>Allotments and community gardens: 0.35 ha per 1000 people.</i></p> <p>vi. <i>Outdoor sports facilities: 1.16 ha per 1000 people.</i></p> <p>vii. <i>Cemeteries, disused churchyards and other burial grounds: 0.5ha per 1000 people.</i></p>	<p>B. <i>Proposals for the development of new sports, open space and recreation facilities will be permitted where:</i></p> <p>i. <i>The facility is located:</i></p>

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Draft Policy HP7: New Sports, Open Space and Recreation Development

- *In or adjacent to built up areas, wherever possible; or*
 - *In remoter rural areas; is located to best serve the intended catchment population; and*
- ii. the proposal would not give rise to significant traffic congestion or road safety problems; and*
- iii. new buildings or structures are well designed and appropriately integrated into the landscape; and*
- iv. proposals on the edge of settlements should seek to improve the setting of the settlement.*
- C. Proposals for sport and recreational facilities likely to attract a large number of people due to their nature or scale (including sports stadia, health and fitness centres, swimming pools and other indoor sports facilities) should be located within or adjacent to Harrogate, Knaresborough, Ripon, Boroughbridge, Masham or Pateley Bridge, and be accessible by regular bus or rail services.*
- D. Proposals for sport and recreational activities that require a countryside location will be permitted in the open countryside outside of development limits (or the built up area of settlements) only where they:*
- i. cannot be located adjacent to a built up area; and*
 - ii. are of a scale and nature appropriate to their landscape setting; and*
 - iii. do not involve a significant number or size of buildings or structures; and*
 - iv. would not cause excessive noise disturbance or light pollution to other users of the countryside, land uses or residents in the area or adversely impact on wildlife; and*
 - v. would not give rise to significant traffic congestion or road safety problems.*

Policy background

This is an amended version of Policy HP6 in the Draft Development Management Policies (November 2015). The policy has been amended by the inclusion of reference to impacts on wildlife in criteria 4d. The policy requires new housing development to provide the appropriate type/level of sports, open space and recreational facilities to meet needs arising from the development. It also sets criteria to assess proposals for new sport and recreational facilities.

Initial SA Assessment

Significant positive social effects in relation to health and accessibility to leisure/recreational opportunities might be expected.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.41 Draft Policy HP7: New Sports, Open Space and Recreation Development

Draft Policy HP8: Protection and Enhancement of Community Facilities

Proposals for development that involves the loss of land or premises currently or last in community use (including community/village halls, schools, colleges, nurseries, places of worship, health services, care homes, libraries, public houses, and village shops or post offices that cater for day to day needs in rural communities) will be permitted only where it can be clearly demonstrated that:

- A. Continued community uses would cause unacceptable planning problems; or*
- B. A satisfactory replacement facility is provided in a suitably convenient location for the catchment served prior to the commencement of development; or*
- C. There is no reasonable prospect of the existing use continuing on a viable basis with all options for continuance having been fully explored, and thereafter there is no reasonable prospect of securing a viable satisfactory alternative community use.*

Proposals involving the improvement of existing community facilities by way of redevelopment or extension will be supported unless it would:

- D. Result in a significant adverse impact on residential amenity; or*

Draft Policy HP8: Protection and Enhancement of Community Facilities
<p>E. Cause unacceptable planning problems for other adjacent land uses; or</p> <p>F. Increase traffic to levels that would harm the safety and free flow of traffic on the highway network.</p>
<p>Policy background</p> <p>This policy is unchanged from Policy HP7 in the Draft Development Management Policies (November 2015).</p>
<p>Initial SA Assessment</p> <p>The policy encourages the retention of community services and facilities by resisting changes of use. There should, therefore, be no adverse effects resulting from this policy. However, the policy does allow for some changes of use, subject to the satisfaction of the policy criteria. Any impacts resulting from such changes can only be assessed when specific sites have been identified.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.42 Draft Policy HP8: Protection and Enhancement of Community Facilities

Policy HP9: Provision of New Community Facilities
<p><i>New community facilities will be permitted where it can be demonstrated that there is a local need for the facility, and the following criteria are met:</i></p> <p>A. <i>The facility is of a scale and nature appropriate to its location and intended purpose;</i></p> <p>B. <i>The facility is accessible to the community it is intended to serve;</i></p> <p>C. <i>There are no significant adverse impacts on residential amenity;</i></p> <p>D. <i>There will be no significant loss of industrial, business or housing land or buildings, recreational land or important amenity open space;</i></p> <p>E. <i>All options to reuse existing appropriately located buildings are exhausted before proposals for the development of new buildings are considered;</i></p> <p>F. <i>The facility would not give rise to significant traffic congestion or road safety problems.</i></p>
<p>Policy background</p> <p>This is an amended version of Policy HP8 in the Draft Development Management Policies (November 2015). The policy has been amended by the inclusion of criteria F.</p>
<p>Initial SA Assessment</p> <p>The policy should lead to significant positive effects on social objectives.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.43 Policy HP9: Provision of New Community Facilities

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Natural Environment

Draft Policy NE1: Air Quality
<i>Development in, or likely to affect, the Knaresborough and Ripon Air Quality Management Areas (AQMAs), or any other AQMA designated over the course of the plan period, should ensure consistency with the Air Quality Action Plan and the current North Yorkshire Local Transport Plan.</i>
Policy background
This is an amended version of Policy NE1 in the Draft Development Management Policies (November 2015). The policy has been amended to reference other AQMAs that may be designated during the lifetime of the Local Plan.
Initial SA Assessment
The policy aims to ensure that development likely to affect the Knaresborough and Ripon AQMAs is consistent with the actions identified in the Air Quality Action Plan and Local Transport Plan in force at the time. Air quality is an issue in certain parts of the district and taking measures to improve this will have significant environmental effects by helping to reduce pollution with a secondary effect of improving health and impacts on habitats and species.
Short/medium/long term effects
The effects are anticipated to increase over time as the policy takes effect.

Table 9.44 Draft Policy NE1: Air Quality

Draft Policy NE2: Water Quality
<i>Developers shall undertake thorough risk assessments of the impact of proposals on surface and groundwater systems considering appropriate avoidance measures before incorporating appropriate mitigation measures where necessary. The council will expect developers to demonstrate that all proposed development will be served by an adequate wholesome supply of water, appropriate sewerage infrastructure and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality.</i>
<i>Development will not be permitted where it would:</i>
A. <i>Prejudice the quality or quantity of surface or ground water;</i>
B. <i>Have an adverse impact on water dependent Sites of Special Scientific Interest (SSSIs) and Natura 2000 sites;</i>
C. <i>Prejudice the use and quality of the district's spa waters.</i>
Policy background
This is an amended version of Policy NE2 in the Draft Development Management Policies (November 2015). The policy has been amended to refer to appropriate avoidance measures and impacts on water dependant international and national ecological sites.
Initial SA Assessment
The policy seeks to ensure that development does not have an adverse impact on the quality or quantity of surface or ground water, is served by an adequate supply of water sewerage infrastructure and treatment capacity and does not prejudice the use and quality of spa waters. Ground water resources are susceptible to a wide range of threats from land use policies and the draft policy seeks to avoid contamination. The policy also has a positive effect on the protection of the Spa waters, an important asset in the district.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 9.45 Draft Policy NE2: Water Quality

Draft Policy NE3: Protecting the Natural Environment

Development should not result in any net loss of biodiversity, and should seek to provide net gains. The council will work through appropriate Local Nature Partnerships and others to assess existing and potential components of ecological networks, including Sites of Importance for Nature Conservation. Protected species and priority habitats and species are identified nationally in Biodiversity 2020 and under the Wildlife and Countryside Act. The preservation, restoration and recreation of priority habitats and ecological networks and the protection and recovery of priority species populations will be promoted and their positive conservation will be sought through development management.

The restoration and re-creation of priority habitats, networks and priority species populations identified in the Harrogate District Biodiversity Action Plan will be encouraged as part of any development.

Development will only be permitted where an appraisal has demonstrated that significant harm resulting from the development can be avoided through locating on an alternative site with less harmful impacts, adequately mitigated, or, as a last resort, compensated for.

The council will protect and enhance sites of importance for natural heritage, biodiversity and geodiversity from development as follows:

International sites

International sites: Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites

- A. *Development likely to have significant effect on a Natura 2000 site or its features of interest will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species.*

National sites

National sites: Sites of Special Scientific Interest (SSSIs)

- B. *Development likely to have an adverse effect on a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated:*
- i. the objectives of the designated area and the overall integrity of the area would not be compromised; or*
 - ii. any adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.*

Local sites

Local sites: Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs) and Local Geological Sites (LGSs)

- C. *Development that affects the interest features of Local Sites will only be permitted where an appraisal has demonstrated that significant harm resulting from the development can be avoided through locating on an alternative site with less harmful impacts, adequately mitigated, or, as a last resort, compensated for.*

Planning permission will not be granted for development resulting in the loss or deterioration of irreplaceable habitats, including historic wetlands and species-rich grasslands, ancient woodland and the loss of aged or veteran trees, unless the need for and benefits of the development in that location clearly outweigh the loss.

Policy background

This is an amended version of Policy NE3 in the Draft Development Management Policies (November 2015). The policy has been amended in response to comments received to the consultation on the draft policies.

Initial SA Assessment

The policy aims to safeguard sites of importance for natural heritage, biodiversity and geodiversity and promote their preservation and restoration, the recreation of priority habitats and ecological networks and the safeguarding of irreplaceable habitats. This will have significant positive environmental effects through maintaining a bio-diverse natural environment.

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Draft Policy NE3: Protecting the Natural Environment

Short/medium/long term effects

It is anticipated that effects are likely to increase over time as the policy takes effect.

Table 9.46 Draft Policy NE3: Protecting the Natural Environment

Draft Policy NE4: Landscape Character

Landscape Character

Proposals that will protect, enhance or restore the landscape character of Harrogate district for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the district will be supported.

This will be achieved by:

- A. *Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of the natural and man-made heritage within the landscape such as trees and woodland, hedgerows, walls, buildings, watercourses, ponds, reservoirs, lakes, ecological networks or other topographical features;*
- B. *Requiring that development proposals are informed by and are sympathetic to the distinctive landscape character areas as identified in the Harrogate District Landscape Character Assessment and that proposals respect the distribution and form of settlements and buildings in their landscape setting;*
- C. *Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and consider the ambiance of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure;*
- D. *Requiring that visually sensitive skylines, hills and valley sides and visual amenity are protected and/or enhanced;*
- E. *Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.*

The council will work with landowners and statutory agencies to encourage land management practises that will protect and reinforce landscape character across the district and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

National Landscape Designations and Locally Valued Landscapes

The natural beauty and special qualities of the Nidderdale Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB and its setting will be carefully considered.

Proposals will be supported where they:

- F. *Do not detract from the natural beauty and special qualities of the AONB and its setting;*
- G. *Seek to facilitate the delivery of the Nidderdale AONB Management Plan objectives;*
- H. *Are considered appropriate for the economic, social and environmental well-being of the area or are desirable to support the understanding and enjoyment of the area.*

Development proposals or land management practises that would have an adverse impact on the natural beauty and special qualities of the AONB will be resisted unless it can be demonstrated that the benefits of the proposal clearly outweighs any adverse impact and the proposal cannot be located elsewhere in a less damaging location.

Major development proposals within the AONB that would result in a significant adverse impact on the natural beauty and special qualities of the AONB will only be allowed in exceptional circumstances.

Outside of those landscapes protected by national landscape designations, the impact of development proposals on the following Special Landscape Areas, and shown on the Policies Map, will be carefully considered:

- a. *Warren Top - Knox Hill, Oak Beck Valley to the north west of Harrogate*
- b. *Nidd Gorge*
- c. *Scriven Park and Coney Garth*
- d. *Crimple Valley*
- e. *Rudding Park*
- f. *Pine Woods and Valley Gardens*
- g. *Oak Beck Valley to the west of Harrogate including Brik Crag and Cardale Wood*

Draft Policy NE4: Landscape Character
<p>h. Ure Valley, Ripon</p> <p>i. Skell and Laver Valleys, Ripon</p> <p>The Special Landscape Areas are valued locally for their high quality landscape and their importance to the settings of Harrogate, Knaresborough and Ripon. The designation reinforces the importance of these landscapes and their high sensitivity to inappropriate development which would adversely impact on the quality of the area designated. Development proposals within these areas are required to meet the following criteria:</p> <p>I. Avoid significant loss of key characteristics that contribute to the quality of the Special Landscape Area and the setting of Harrogate, Knaresborough and Ripon;</p> <p>J. Ensure that development proposals are linked to existing settlements and are designed to enhance the appearance of the urban edge and its integration with the countryside.</p>
<p>Policy background</p> <p>This is a new policy although the potential scope of the policy was included in the Issues and Options Consultation (July 2015).</p>
<p>Initial SA Assessment</p> <p>The aim of the policy is to ensure that the landscape character of the district and particularly the nationally designated Nidderdale Area of Outstanding Natural Beauty and locally important Special Landscape Areas around Harrogate, Knaresborough and Ripon are protected from inappropriate development. This will have a significant positive effect on environmental objectives (maintaining an attractive natural environment) and also the historic environment.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.47 Draft Policy NE4: Landscape Character

Draft Policy NE5: Green Infrastructure
<p><i>Development proposals should:</i></p> <p>A. Incorporate existing and/or new green infrastructure features within their design and to improve accessibility to the surrounding area;</p> <p>B. Capitalise on opportunities to enhance and/or create green links between green infrastructure features such as those listed in the green infrastructure checklist contained in Section 10, Green Infrastructure Supplementary Planning Document (November 2014);</p> <p>C. Avoid creating undifferentiated built-up areas within its overall boundaries and to prevent built-form coalescence;</p> <p>D. Where they are within or in close proximity to a green infrastructure corridor, enhance the functionality and connectivity of the corridor;</p> <p>E. Conserve and enhance the high quality and character of the district's towns, villages and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements;</p> <p>F. Safeguard the character of urban areas as manifest in the system of open spaces which link town and countryside; and</p> <p>G. Identify opportunities to work with partners at the local, district and sub-regional levels to deliver multiple key green infrastructure benefits.</p>
<p>Policy background</p> <p>This is a new policy. It seeks to ensure that green areas that make an important contribution to the character of local areas are retained or new areas created as part of development.</p>
<p>Initial SA Assessment</p> <p>The policy should have significant positive effects on biodiversity. Conserving and enhancing green infrastructure within the district will help to provide habitat and ensure habitat connectivity. In addition, by requiring new development to incorporate green infrastructure there is likely to be biodiversity linkages. There should also be positive effects on social (on health and recreation activities) and environmental (accessible transport) objectives as protecting and enhancing green infrastructure should facilitate more outdoor recreation activities such as walking and cycling.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.48 Draft Policy NE5: Green Infrastructure

9 Assessment of Draft Policies

Draft Policy NE6: Local Green Space

The sites in Table 9.1, and as identified on the Policies Map, are proposed for designation as Local Green Space:

Site Ref	Settlement	Name
LGS25	Harrogate	Bachelor Fields
LGS110	Harrogate	Panhandle Park and railway embankment
LGS111	Harrogate	Stonefall Park
LGS75	Knaresborough	Knaresborough House
LGS58	Scriven	Jacob Smith Park
LGS47	Masham	Masham Allotments
LGS9	Burnt Yates	Community Amenity Area
LGS14	Grantley	Playing Field
LGS35	Killinghall	Land at Cautley Drive
LGS48	North Deighton	The Green
LGS50	North Stainley	Community Garden
LGS51	North Stainley	Recreation Ground
LGS71	Spofforth	East Park Playground and Recreation Park
LGS73	Spofforth	Millennium Garden

Draft Policy NE6: Local Green Space

Development will not be permitted within a Local Green Space designated either within the Harrogate District Local Plan or an approved Neighbourhood Plan, unless there are very special circumstances where the public benefits of the development proposed would outweigh the harm that would be caused by development within the Local Green Space.

Policy background

This is a new policy. It identifies the green areas of particular local significance to local communities proposed to be designated as Local Green Space.

Initial SA Assessment

The policy will have positive environmental effects by seeking to protect important greenspace within local communities.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.49 Draft Policy NE6: Local Green Space

Draft Policy NE7: Trees and Woodland
<p><i>Development will only be permitted where:</i></p> <p>A. <i>It does not have an adverse impact on trees or woodland that have wildlife, landscape, historic, amenity, productive or cultural value; and</i></p> <p>B. <i>It does not have an adverse impact on a veteran tree or ancient woodland; and</i></p> <p>C. <i>It does not involve the loss of trees or woodland which contribute to the character or setting of a settlement; and</i></p> <p>D. <i>It includes the appropriate retention and new planting of trees and woodland.</i></p> <p><i>In the case of an unavoidably adverse impact on trees and woodlands of wildlife, landscape, amenity, productive or cultural value, compensatory provision must be made.</i></p> <p><i>Wherever appropriate, the planting of additional trees should be included in new developments.</i></p>
<p>Policy background</p> <p>This is an amended version of Policy NE5 in the Draft Development Management Policies (November 2015). It has been amended by the inclusion of a reference to planting trees within new developments in response to consultation on the draft policies.</p>
<p>Initial SA Assessment</p> <p>Trees and woodlands provide a significant contribution to the landscape character, local distinctiveness and biodiversity of the district and, therefore, it is important to prevent their loss. This will have a significant positive effect on the objective of maintaining a bio-diverse and attractive natural environment. There are also positive effects in that it provides an attractive environment for leisure and recreation activities and the protection and enhancement of the historic environment.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.50 Draft Policy NE7: Trees and Woodland

Draft Policy NE8: Protection of Agricultural Land
<p><i>The best and most versatile agricultural land (grades 1, 2 and 3a) will be protected from development not associated with agriculture or forestry. Planning permission for development affecting such land will only be granted exceptionally if there is an overriding need for the development and either:</i></p> <p>A. <i>Sufficient land of a lower grade (grades 3b, 4 and 5) is unavailable or available lower grade land has an environmental value recognised by a statutory wildlife, historic, landscape or archaeological designation and outweighs the agricultural considerations; or</i></p> <p>B. <i>The benefits of the development justify the loss of high quality agricultural land.</i></p> <p><i>If best and most versatile land needs to be developed and there is a choice between sites in different grades, land of the lowest grade available must be used except where other sustainability considerations outweigh land quality issues.</i></p>
<p>Policy background</p> <p>This is a new policy which seeks to ensure that where it is available, lower quality agricultural land be used in preference to higher quality land unless other considerations outweigh this.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive environmental effects by seeking to limit the loss of high quality agricultural land. However, this may be uncertain as in some areas of the district the use of higher quality land may be unavoidable.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 9.51 Draft Policy NE8: Protection of Agricultural Land

9 Assessment of Draft Policies

Draft Policy NE9: Unstable and Contaminated Land

Unstable Land

Proposals for development on land suspected as being unstable will not be permitted unless it can be demonstrated either that there is no foreseeable instability, or that the effects of such instability can reasonably be overcome.

With specific regard to subsidence due to gypsum dissolution in the Ripon area, significant building development in areas which are suspected as being potentially susceptible to the problem will be subject to development control procedures, based on the development guidance categories in Appendix 2 and as shown on the Policies Map. The accompanying advice in Appendix 2 should be taken into account in all applications for development.

Contaminated Land

Proposals for the redevelopment or re-use of land known or suspected to be contaminated and development or activities that pose a significant new risk of land contamination will be considered having regard to:

- A. *The findings of a preliminary land contamination risk assessment;*
- B. *The compatibility of the intended use with the condition of the land; and*
- C. *The environmental sensitivity of the site.*

Proposals that fail to demonstrate that the intended use would be compatible with the condition of the land or which fail to exploit appropriate opportunities for decontamination will be resisted.

Policy background

This policy is unchanged from Policy NE7 in the Draft Development Management Policies (November 2015). The policy seeks to restrict development on unstable land and, in particular, provides special procedures for addressing areas of gypsum in Ripon and identifies the issues proposals on contaminated land need to have regard to.

Initial SA Assessment

The policy has the potential for significant positive environmental effects through addressing areas of contamination and by bringing back into use such land.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 9.52 Draft Policy NE9: Unstable and Contaminated Land

Delivery and Monitoring

Draft Policy DM1: Housing Allocations

The sites shown at table 10.1 and on the Policies Map are allocated for housing development and associated uses. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site.

Site Ref	Settlement	Site Name
H3	Harrogate	Land at Kingsley Road, Harrogate
H6	Harrogate	BT Training Centre, St George's Drive, Harrogate
H17	Harrogate	Heath Lodge Care Home, Harrogate
H18	Harrogate	Greenfield Court, 42 Wetherby Road, Harrogate
H21	Harrogate	Land at Kingsley Drive, Harrogate
H36	Harrogate	Former Police Training Centre, Yew Tree Lane, Harrogate
H46	Harrogate	Land at Otley Road, Harrogate
H48	Harrogate	Land adjacent to Kingsley Farm, Harrogate
H49	Harrogate	Windmill Farm, Otley Road, Harrogate
H56	Harrogate	Land to the north of Cow Dyke Farm, Harrogate
H65	Harrogate	Harlow Nurseries, Harrogate
H70	Harrogate	Land east of Whinney Lane, Harrogate
K21	Knaresborough	Land south of Bar Lane and east of Boroughbridge Road, Knaresborough
K22	Knaresborough	Land at Orchard Close, Knaresborough
K25	Knaresborough	Land at Highfield Farm, Knaresborough
R1	Ripon	Land adjacent to 63 Bondgate, Ripon
R6	Ripon	Land at Springfield Close Farm, Ripon
R8	Ripon	Land at West Lane, Ripon
R23	Ripon	Former Ripon Cathedral Choir School
R24	Ripon	Deverell Barracks, Ripon
B2	Boroughbridge	Land west of Leeming Lane, Langthorpe
B4	Boroughbridge	Land north of Aldborough Gate, Boroughbridge
B11	Boroughbridge	Land at the Bungalow, Boroughbridge

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Draft Policy DM1: Housing Allocations		
Site Ref	Settlement	Site Name
M8	Masham	Land north of Swinton Road, Masham
M13	Masham	Land at Thorpe Road (smaller site), Masham
P1	Pateley Bridge	Land south of Ashfield Court (smaller site), Pateley Bridge
P5	Pateley Bridge	Grassfield Court, Pateley Bridge
P7	Pateley Bridge	Former Highways Depot, Pateley Bridge
P10	Pateley Bridge	Grassfield House, Pateley Bridge
BW9	Birstwith	Land to the south of Clint Bank, Birstwith
BW10	Birstwith	Land south of Wreaks Road (smaller site), Birstwith
BM2	Bishop Monkton	Former allotments off Knaresborough Road, Bishop Monkton
BM3	Bishop Monkton	Land at Church Farm, Bishop Monkton
BM4	Bishop Monkton	Land at Knaresborough Road, Bishop Monkton
DB3	Dacre Banks	Abbots Garage and adjacent land, Dacre Banks
DB5	Dacre Banks	Land to the west of Dacre Banks (smaller site)
DR1	Darley	Land at Stumps Lane, Darley
DR14	Darley	Land at Sheepcote Lane (combined site), Darley
DF2	Dishforth	Land at North End, Dishforth
DF4	Dishforth	Land north east of Thornfield Avenue, Dishforth
GB2	Goldsborough	Land at Low Farm, Goldsborough
GH2	Green Hammerton	Land at New Lane, Green Hammerton
GH4	Green Hammerton	Land to the east of Bernard Lane, Green Hammerton
GH9	Green Hammerton	Land west of B6265 and north of A59, Green Hammerton
HM7	Hampsthwaite	Land off Brookfield Garth, Hampsthwaite
KL2	Killinghall	Land adjoining Grainbeck Manor, Killinghall
KL6	Killinghall	Land at Manor Farm, Killinghall
KL13	Killinghall	Former cricket club and adjoining land, Killinghall
KB1	Kirby Hill	Land east of St John's Walk, Kirby Hill

Draft Policy DM1: Housing Allocations

Site Ref	Settlement	Site Name
KH4	Kirk Hammerton	Land north of Station Road, Kirk Hammerton
KH11	Kirk Hammerton	Land at Station Road, Kirk Hammerton
KM4	Kirkby Malzeard	Land south of Richmond Garth, Kirkby Malzeard
KM5	Kirkby Malzeard	Land east of Richmond Garth, Kirkby Malzeard
MG7	Marton cum Grafton	Land north of Braimber Lane (smaller site), Marton cum Grafton
NS3	North Stainley	Land to west of Cockpit Green, North Stainley
NS6	North Stainley	Land south of A6108 (smaller site), North Stainley
PN14	Pannal	Land to the east and west of Leeds Road (smaller site), Pannal
RN2	Rainton	Former Agricultural Buildings, Rainton
RN3	Rainton	Village Farm, Sleights Lane, Rainton
SH1	Sharow	Land at New Road, Sharow
SP4	Spofforth	Land at Castle Farm, Spofforth
SP6	Spofforth	Land at Massey Fold, Spofforth
SV1	Staveley	Land between Minskip Road and Low Field Lane, Staveley
SB1	Summerbridge	Clough House Farm, Summerbridge
SB5	Summerbridge	Land at Braisty Woods, Summerbridge

Table 10.1 Housing Allocations

Policy background

The policy identifies the sites that have been allocated to provide new housing over the plan period.

Initial SA Assessment

A sustainability appraisal of sites has been undertaken separately and the assessment of sites can be found in Appendix 7.

Short/medium/long term effects

The effects are anticipated to extend over the medium to long term, reflecting the likely delivery timescale for site allocations.

Table 9.53 Draft Policy DM1: Housing Allocations

9 Assessment of Draft Policies

Draft Policy DM2: Employment Allocations

The sites at table 10.2 and shown on the Policies Map are allocated for industrial/business development. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site.

Site Ref	Settlement	Site Name
H16	Harrogate	Playing fields, Harrogate College
H28	Harrogate	Land at Wetherby Road, Harrogate
FX4	Flaxby	Employment site to the south of the A59, Flaxby Green Park
MB3	Melmerby	Land south of Barker Business Park, Melmerby
TW2	Tockwith	Land to the north of Marston Business Park, Tockwith

Table 10.2 Employment Allocations

Policy background

The policy identifies the sites that have been allocated to provide new employment over the plan period.

Initial SA Assessment

A sustainability appraisal of sites has been undertaken separately and the assessment of sites can be found in Appendix 7.

Short/medium/long term effects

The effects are anticipated to extend over the medium to long term, reflecting the likely delivery timescale for site allocations.

Table 9.54 Draft Policy DM2: Employment Allocations

Policy DM3: Mixed Use Allocations

The sites shown at table 10.3 and on the Policies Map, are allocated for a mix of housing and industrial/business development and associated uses. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site.

Site Ref	Settlement	Site Name
H37	Harrogate	Land at Station Parade, Harrogate
H51	Harrogate	Land east of Lady Lane, Harrogate
H63	Harrogate	Dragon Road car park, Harrogate
K17	Knaresborough	Former Cattle Market, Knaresborough
R25	Ripon	Claro Barracks, Ripon

Table 10.3 Mixed Use Allocations

Policy DM3: Mixed Use Allocations
Policy background
The policy identifies the sites that have been allocated to provide new mixed use (housing and employment) development over the plan period.
Initial SA Assessment
A sustainability appraisal of sites has been undertaken separately and the assessment of sites can be found in Appendix 7.
Short/medium/long term effects
The effects are anticipated to extend over the medium to long term, reflecting the likely delivery timescale for site allocations.

Table 9.55 Draft Policy DM3: Mixed Use Allocations

Appendix 10 Sustainability Appraisal Site Assessment Summary Tables

- 10.1** The following summary tables provide details of the rating for all, draft allocations and non-allocated, sites against the sustainability appraisal objectives. The tables are arranged into draft allocations; main settlements (Harrogate, Knaresborough and Ripon); local service centres (Boroughbridge, Masham and Pateley Bridge); villages and, open countryside and other settlements (Wetherby and Otley).
- 10.2** The summary tables provide the colour ratings for each site, but they do not provide any commentary around the ratings.⁽²²⁾ A header is provided at the top of the table to identify which of the SA objectives the rating relates to.

10 Sustainability Appraisal Site Assessment Summary Tables

Draft Allocations

Sustainability Appraisal Site Assessment Summary Tables: Draft Allocations

Settlement	Site	1a. Housing for Everyone	1b. Improve Energy Efficiency	2a. Access to Open Space	2a. Access to Open Space	2a. Impact on Existing Open Space	3a. Safety and Security	4a. Provision of Affordable Housing	4a. Potential for Mixed Uses	4a. Loss of Community Facility	4a. Adverse Impact on Schools	5a. Accessibility to Recreation	5b. Promote/Enhance Culture	6. Bus	6. Rail	6. Primary school	6. Secondary school	6. GP	6. Shopping facilities	6. Employment	7. Education	8a. Biodiversity	8b. Tree/woodland cover	8b. Site measures 1, 2&ha	8c. Promote natural environment	8d. Environment Agency	8e. Landscape Sensitivity	8e. Landscape Capacity	9a. Contaminated Land	9b. Air Quality	9c. Surface/Ground Water	9c. Yorkshire Water	9d. Greenfield Land	9d. Agricultural Land Class	9e. Noise/Light Pollution	10a. Road/Rail Congestion	10b. Provision of Public Transport	10c. Cycleways	10c. Footpaths	10d. Severance	10e. Improve Rail Services	11a. Greenhouse Gas Emissions	11b. Renewable Energy	11c. Reduce Flood Risk	12a. Use of Raw Materials	12b. Efficient Land Use	12c. Re-use/Recycling of Waste	13a. Historic Environment	14a. Accessible Services	14b. Development in Flood Plains	14c. Accessible by Public Transport	14d. Regeneration of Derelict Land	14e. Re-use of Existing Buildings	14f. Local Distinctiveness	14g. Mixed Use Development	15a. Employment Opportunities	15b. Employment by Public Transport	16a. Economic Growth			
Kirkby Malzeard	KM5	LG	LG	LG			?	DG				N	N	LG	R	O		DG	Y	R	DG	O	R		N	?	O	Y	N	DG	Y	?	R	Y	N	DG	?	O	O	O	O	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	R	N	n/a	n/a	LG		
Marlon cum Grafton	MG7	LG	LG	LG			?	DG				DG	N	Y	R	LG	R	R	Y	R	DG	O	LG		N	?	O	O	N	DG	O	?	R	Y	N	O	?	R	R	R	DG	N	DG	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Melmerby	MB3	n/a	n/a	n/a			?	n/a				n/a	N	LG	R	R	R	R	LG	LG	Y	LG		LG	?	O	Y	LG	N	DG	O	?	R	Y	N	O	?	R	R	R	DG	N	DG	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	O	N	n/a	n/a	DG		
North Stainley	NS3	DG	LG	DG			?	DG	DG			DG	R	R	R	LG	R	R	R	R	DG	O	Y	DG	LG	?	O	O	DG	O	?	O	Y	N	DG	?	O	DG	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	DG	R	O	DG	n/a	n/a	LG				
North Stainley	NS6	DG	LG	LG			?	DG				DG	N	R	R	DG	R	R	R	R	DG	O	O	DG	LG	?	O	O	N	DG	O	?	R	Y	N	DG	?	R	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG				
Pannal	PN14	DG	LG	DG	DG		?	DG	DG		R	DG	N	DG	O	LG	R	O	Y	Y	R	O	LG	DG	LG	?	R	O	N	O	O	?	R	Y	R	Y	?	LG	O	R	LG	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG			
Pannal	PN16	LG	LG	DG			?	DG				DG	N	DG	O	LG	R	O	Y	Y	R	O	LG		LG	?	R	O	N	O	O	?	R	Y	R	Y	?	LG	O	R	LG	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG			
Rainton	RN2	LG	LG	R			?	DG				DG	N	LG	R	R	R	R	DG	R	DG	Y	LG		N	?	Y	LG	N	DG	O	?	R	O	N	LG	?	O	O	O	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	DG	DG	O	N	n/a	n/a	LG			
Rainton	RN3	LG	LG	R			?	DG				DG	N	LG	R	R	R	R	Y	R	DG	DG	DG	LG		N	?	Y	N	DG	O	?	R	O	N	LG	?	O	R	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Sharow	SH1	LG	LG	LG			?	DG			R	DG	N	LG	R	LG	R	R	R	R	R	Y	LG	DG	N	?	Y	Y	N	DG	O	?	R	Y	R	Y	?	O	O	DG	N	DG	n/a	DG	R	R	R	Y	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Spofforth	SP4	LG	LG	LG			?	DG				DG	R	DG	R	LG	R	DG	DG	R	R	O	LG		LG	?	DG	DG	DG	DG	O	?	R	Y	R	LG	?	LG	DG	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	DG	DG	O	N	n/a	n/a	LG			
Spofforth	SP6	DG	LG	LG			?	DG			R	DG	N	DG	R	LG	R	DG	DG	R	R	R	R	DG	LG	?	O	O	N	O	O	?	R	Y	R	Y	?	O	O	R	N	DG	n/a	DG	n/a	Y	R	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG
Staveley	SV1	DG	LG	DG			?	DG			R	DG	N	DG	R	DG	R	R	R	R	R	R	LG	DG	LG	?	Y	LG	N	DG	O	?	R	Y	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Summerbridge	SB1	DG	LG	LG			?	DG				DG	N	DG	R	LG	R	O	DG	Y	DG	O	O	DG	N	?	R	R	N	DG	O	?	R	LG	N	LG	?	O	R	O	N	DG	n/a	LG	R	O	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Summerbridge	SB5	LG	LG	LG			?	DG				DG	N	DG	R	LG	R	R	Y	LG	DG	R	O	N	?	R	R	N	DG	R	?	R	LG	N	LG	?	O	O	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG				
Tockwith	TW2	n/a	n/a	n/a			?	n/a				n/a	N	DG	R	R	R	R	R	R	LG	LG	O	LG	DG	N	?	LG	DG	DG	O	O	?	O	Y	N	Y	?	O	R	R	R	N	DG	n/a	DG	R	DG	R	Y	n/a	n/a	n/a	DG	R	DG	N	LG	DG	DG	

Main Settlements

Sustainability Appraisal Site Assessment Summary Tables: Main Settlements

Settlement	Site	1a. Housing for Everyone	1b. Improve Energy Efficiency	2a. Access to Open Space	2a. Access to Open Space	2a. Impact on Existing Open Space	3a. Safety and Security	4a. Provision of Affordable Housing	4a. Potential for Mixed Uses	4a. Loss of Community Facility	4a. Adverse Impact on Schools	5a. Accessibility to Recreation	5b. Promote/Enhance Culture	6. Bus	6. Rail	6. Primary school	6. Secondary school	6. GP	6. Shopping facilities	6. Employment	7. Education	8a. Biodiversity	8a. Tree/woodland cover	8b. Site measures 1, 2&3a	8c. Promote natural environment	8d. Environment Agency	8e. Landscape Sensitivity	8e. Landscape Capacity	9a. Contaminated Land	9b. Air Quality	9c. Surface/Ground Water	9c. Yorkshire Water	9d. Greenfield Land	9d. Agricultural Land Class	9e. Noise/Light Pollution	10a. Road/Rail Congestion	10a. Provision of Public Transport	10c. Cycleways	10c. Footpaths	10d. Severance	10e. Improve Rail Services	11a. Greenhouse Gas Emissions	11b. Renewable Energy	11c. Reduce Flood Risk	12a. Use of Raw Materials	12c. Re-use/Recycling of Waste	13a. Historic Environment	14a. Accessible Services	14b. Development in Flood Plains	14c. Accessible by Public Transport	14d. Regeneration of Derelict Land	14e. Re-use of Existing Buildings	14f. Local Distinctiveness	15a. Employment Opportunities	15b. Employment by Public Transport	16a. Economic Growth			
Harrogate	H1	DG	LG	DG	LG	?	DG	DG	R	DG	N	R	R	R	R	R	R	R	R	R	R	R	DG	DG	DG	N	?	O	O	N	O	O	?	R	LG	N	O	?	O	O	O	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	DG	DG	n/a	n/a	LG
Harrogate	H2	DG	LG	LG	LG	?	DG		R	DG	N	DG	R	R	R	R	R	R	R	R	R	R	DG	O	DG	N	?	R	R	N	DG	O	?	R	Y	N	DG	?	DG	DG	DG	N	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG
Harrogate	H3	DG	LG	LG	LG	R	?	DG	R	DG	N	DG	N	DG	R	R	R	R	R	R	R	R	DG	O	DG	N	?	LG	LG	N	DG	O	?	R	Y	R	Y	?	LG	O	DG	N	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG
Harrogate	H4	LG	LG	LG	LG	?	DG		R	N	N	DG	R	LG	O	O	R	LG	R	N	N	N	N	N	N	?	N	N	DG	Y	?	DG	n/a	R	DG	?	LG	DG	DG	N	R	n/a	DG	R	DG	R	O	n/a	n/a	n/a	DG	DG	DG	N	n/a	n/a	LG		
Harrogate	H5	LG	LG	LG	LG	?	DG		R	DG	N	DG	R	Y	R	Y	DG	LG	DG	DG	DG	DG	DG	DG	DG	DG	O	Y	DG	DG	O	?	Y	n/a	R	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	O	N	n/a	n/a	LG			
Harrogate	H6	DG	LG	LG	LG	?	DG		R	DG	N	Y	R	O	O	O	O	R	O	Y	DG	LG	?	LG	DG	N	DG	O	?	DG	n/a	R	DG	?	DG	DG	DG	N	O	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	R	DG	N	R	n/a	LG				
Harrogate	H7	LG	LG	LG	LG	?	DG		R	DG	N	Y	R	R	R	R	R	R	Y	R	O	R	DG	LG	?	O	N	O	O	?	R	Y	R	DG	?	LG	DG	DG	N	R	n/a	DG	R	R	N	n/a	n/a	n/a	N	R	DG	n/a	n/a	LG					
Harrogate	H8	DG	LG	DG	DG	?	DG	DG	R	DG	N	DG	R	R	R	R	R	R	O	R	R	O	DG	LG	?	R	R	N	O	R	?	R	Y	R	O	?	LG	O	O	N	O	n/a	Y	R	O	R	n/a	n/a	n/a	N	R	DG	n/a	n/a	LG				
Harrogate	H9	DG	LG	LG	LG	?	DG		R	DG	N	DG	R	R	R	R	R	R	Y	R	R	R	R	R	DG	?	R	R	N	O	O	?	R	Y	N	O	?	LG	O	O	N	O	n/a	DG	R	R	R	n/a	n/a	n/a	N	R	DG	n/a	n/a	LG			
Harrogate	H10	DG	LG	LG	LG	?	DG		R	DG	N	Y	R	R	R	R	R	R	R	R	R	R	R	O	DG	LG	?	R	R	N	O	O	?	R	Y	N	Y	?	LG	O	O	N	O	n/a	DG	R	R	O	n/a	n/a	n/a	N	R	O	N	DG	n/a	n/a	LG
Harrogate	H11	DG	LG	LG	LG	?	DG	DG	R	DG	N	Y	R	LG	R	R	R	R	R	DG	R	O	LG	?	R	R	N	O	O	?	R	Y	N	LG	?	DG	O	DG	DG	N	O	n/a	DG	R	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG			
Harrogate	H12	DG	LG	DG	LG	?	DG	DG	R	DG	N	R	R	R	R	R	R	R	LG	R	O	R	DG	LG	?	R	R	N	R	O	?	R	Y	R	DG	?	DG	DG	DG	DG	O	n/a	DG	R	O	R	n/a	n/a	n/a	N	R	R	n/a	n/a	LG				
Harrogate	H13	LG	LG	LG	LG	?	DG		R	N	N	R	R	R	R	R	R	R	R	DG	R	O	LG	?	O	N	DG	O	?	n/a	n/a	N	Y	?	O	O	O	N	O	n/a	LG	R	O	R	n/a	n/a	n/a	N	DG	R	n/a	n/a	LG						
Harrogate	H14	LG	LG	LG	LG	?	DG		R	N	N	Y	R	R	R	R	R	R	LG	R	Y	R	LG	?	O	Y	N	DG	O	?	R	n/a	N	DG	?	LG	DG	DG	N	R	n/a	DG	R	O	R	n/a	n/a	n/a	N	O	N	n/a	n/a	LG					
Harrogate	H15	R	LG	DG	n/a	?	DG		R	DG	N	Y	R	LG	R	R	R	R	Y	LG	R	Y	LG	?	R	R	N	R	Y	?	DG	n/a	N	DG	?	DG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	DG	R	N	R	R	R	LG			
Harrogate	H16	n/a	n/a	n/a	n/a	R	?	n/a	n/a	n/a	R	Y	LG	LG	O	O	R	Y	Y	DG	N	?	LG	LG	N	O	O	?	R	n/a	N	LG	?	LG	DG	O	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	R	O	DG	LG	DG	DG					
Harrogate	H17	LG	LG	LG	LG	?	DG		R	N	N	DG	R	LG	LG	R	DG	O	R	Y	N	N	N	N	N	?	N	N	N	DG	Y	?	DG	n/a	R	DG	?	DG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	R	O	N	n/a	n/a	LG		
Harrogate	H18	LG	LG	LG	LG	?	DG		R	DG	N	DG	R	DG	Y	LG	Y	O	O	R	O	N	DG	N	?	N	N	N	DG	Y	?	DG	n/a	R	DG	?	DG	DG	DG	N	DG	n/a	DG	R	DG	R	Y	n/a	n/a	n/a	N	R	DG	N	n/a	n/a	LG		
Harrogate	H19	DG	LG	DG	DG	?	DG	DG	R	DG	N	R	R	R	R	R	R	R	DG	Y	DG	DG	LG	?	R	R	N	O	O	?	R	Y	N	DG	?	DG	DG	O	N	DG	n/a	DG	R	R	R	n/a	n/a	n/a	N	R	DG	n/a	n/a	LG					
Harrogate	H20	R	LG	LG	LG	?	DG		R	N	N	DG	R	O	O	R	R	LG	DG	Y	N	N	N	N	?	N	N	N	DG	O	?	DG	n/a	R	DG	?	LG	DG	DG	N	R	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	N	n/a	n/a	LG			
Harrogate	H21	DG	LG	DG	DG	?	DG		R	DG	N	Y	R	R	R	R	LG	Y	R	O	O	DG	N	?	Y	Y	N	O	O	?	R	Y	N	LG	?	LG	DG	DG	N	DG	n/a	DG	R	R	O	n/a	n/a	n/a	N	O	DG	n/a	n/a	LG					
Harrogate	H22	LG	LG	LG	LG	?	DG		R	DG	N	DG	R	O	O	Y	O	R	O	LG	DG	LG	?	O	O	N	O	O	?	R	?	N	LG	?	LG	DG	DG	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG				
Harrogate	H23	DG	LG	DG	DG	?	DG		R	DG	N	Y	R	R	R	R	R	R	R	R	R	R	DG	LG	?	O	Y	N	O	O	?	R	Y	R	Y	?	DG	O	O	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG			
Harrogate	H24	DG	LG	DG	DG	?	DG		R	DG	N	DG	R	R	R	R	R	R	R	DG	R	DG	LG	?	O	Y	N	O	O	?	R	Y	R	Y	?	DG	O	O	N	O	n/a	DG	R	R	N	n/a	n/a	n/a	N	O	N	n/a	n/a	LG					
Harrogate	H25	LG	LG	LG	LG	?	DG		R	DG	N	DG	O	LG	R	R	Y	O	R	R	R	DG	LG	?	O	Y	N	R	O	?	R	Y	R	DG	?	LG	DG	DG	N	DG	n/a	DG	R	R	Y	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG				
Harrogate	H26	LG	LG	LG	LG	?	DG		R	DG	N	DG	R	O	R	LG	R	LG	R	Y	Y	DG	LG	?	O	N	R	O	?	R	Y	N	DG	?	LG	DG	DG	N	DG	n/a	DG	R	O	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG						
Harrogate	H27	LG	LG	LG	LG	?	DG		R	DG	N	DG	R	O	O	DG	Y	R	DG	R	DG	N	?	Y	LG	N	R	Y	?	DG	n/a	R	DG	?	DG	DG	DG	N	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	N	N	LG	DG	DG					
Harrogate	H28	n/a	n/a	n/a	n/a	?	n/a		n/a	n/a	n/a	DG	R	R	R	R	Y	O	LG	Y	R	DG	N	?	Y	Y	N	R	O	?	R	Y	R	DG	?	DG	O	DG	DG	N	DG	n/a	DG	R	R	R	n/a	n/a	n/a	N	O	N	LG	DG	DG				
Harrogate	H29	LG	LG	LG	LG	?	DG		R	N	N	DG	R	R	R	DG	R	N	N	N	N	N	N	?	N	N	N	DG	Y	?	R	?	N	DG	?	DG	DG	DG	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	n/a	n/a	LG				
Harrogate	H30	LG	LG	LG	LG	?	DG		R	N	N	DG	LG	R	O	O	DG	LG	R	DG	N	N	N	?	N	N	N	DG	Y	?	DG	n/a	R	DG	?	DG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG			
Harrogate	H31	DG	LG	DG	DG	?	DG		R	DG	N	Y	R	O	R	R	R	R	R	DG	Y	DG	LG	?	O	N	R	O	?	Y	Y	N	LG	?	LG	O	DG	N	O	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	O	DG	n/a	n/a	LG				
Harrogate	H32	DG	LG	DG	DG	?	DG	DG	R	DG	N	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	R	R	N	O	O	?	R	LG	R	O	?	O	O	O	N	O	n/a	DG	R	O	R	Y	n/a	n/a	n/a	N	R	DG	n/a	n/a	LG				
Harrogate	H33	LG	LG	LG	LG	?	DG		R	DG	N	DG	R	O	O	R	R	R	Y	R	LG	?	O	Y	N	O	O	?	R	Y	R	Y	?	LG	O	O	N	DG	n/a	DG	R	R	R	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG						
Harrogate	H34	DG	LG	DG	DG	?	DG	DG	R	DG	N	R	R	R	R	R	R	DG	R	DG	DG	LG	?	R	R	N	O	O	?	R	LG	N	O	?	O	O	O	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	O	DG	n/a	n/a	LG					
Harrogate	H35	LG	LG	LG	LG	?	DG		R	DG	N	DG	R	O	R	R	R	R	O	O	LG	?	R	R	N	DG	O	?	R	Y	R	?	LG	O	O	N	DG	n/a	LG	R	O	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG								
Harrogate	H36	DG	LG	DG	DG	O	?	DG	R	DG	R	R	R	O	O	R	O	R	O	Y	DG	DG	LG	?	O	LG	N	O	O	?	Y	Y	N	Y	?	O	O	DG	DG	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG			
Harrogate	H37	LG	LG	LG	LG	?	DG		R	N	N	DG	DG	LG	O	LG	DG	LG	R	DG	N	N	N	N	?	N	N	DG	R	Y	?	DG	n/a	R	DG	?	LG	DG	DG	O	DG	DG																	

Sustainability Appraisal Site Assessment Summary Tables: Main Settlements

Settlement	Site	1a. Housing for Everyone	1b. Improve Energy Efficiency	2a. Access to Open Space	2a. Access to Open Space	2a. Impact on Existing Open Space	3a. Safety and Security	4a. Provision of Affordable Housing	4a. Potential for Mixed Uses	4a. Loss of Community Facility	4a. Adverse Impact on Schools	5a. Accessibility to Recreation	5b. Promote/Enhance Culture	6. Bus	6. Rail	6. Primary school	6. Secondary school	6. GP	6. Shopping facilities	6. Employment	7. Education	8a. Biodiversity	8b. Tree/woodland cover	8b. Site measures 1, 2&3a	8c. Promote natural environment	8d. Environment Agency	8e. Landscape Sensitivity	8e. Landscape Capacity	9a. Contaminated Land	9b. Air Quality	9c. Surface/Ground Water	9c. Yorkshire Water	9d. Greenfield Land	9d. Agricultural Land Class	9e. Noise/Light Pollution	10a. Road/Rail Congestion	10a. Provision of Public Transport	10c. Cycleways	10c. Footpaths	10d. Severance	10e. Improve Rail Services	11a. Greenhouse Gas Emissions	11b. Renewable Energy	11c. Reduce Flood Risk	12a. Use of Raw Materials	12b. Efficient Land Use	12c. Re-use/Recycling of Waste	13a. Historic Environment	14a. Accessible Services	14b. Development in Flood Plains	14c. Accessible by Public Transport	14d. Regeneration of Derelict Land	14e. Re-use of Existing Buildings	14f. Local Distinctiveness	14g. Mixed Use Development	15a. Employment Opportunities	15b. Employment by Public Transport	16a. Economic Growth			
Harrrogate	H70	DG	LG	DG	DG	?	DG	DG	R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	O	O	?	O	Y	N	O	?	O	R	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	DG	O	DG	n/a	n/a	LG			
Knareborough	K1	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	Y	?	R	Y	N	DG	?	LG	DG	O	N	DG	n/a	DG	R	O	R	Y	n/a	n/a	n/a	N	O	N	n/a	n/a	LG				
Knareborough	K2	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	Y	?	R	Y	N	DG	?	LG	DG	O	N	DG	n/a	DG	R	O	R	Y	n/a	n/a	n/a	N	O	N	n/a	n/a	LG				
Knareborough	K5	DG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	R	N	O	O	?	R	Y	N	LG	?	O	O	O	N	DG	n/a	Y	O	R	R	n/a	n/a	n/a	N	R	DG	N	DG	n/a	DG				
Knareborough	K6	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	DG	n/a	R	LG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	LG	n/a	n/a	n/a	N	O	N	n/a	n/a	LG				
Knareborough	K7	LG	LG	LG		R	DG		R	DG	R	DG	R	DG	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	R	DG	?	LG	DG	DG	N	DG	n/a	DG	R	O	R	LG	n/a	n/a	n/a	N	DG	N	n/a	n/a	LG				
Knareborough	K9	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	DG	n/a	R	LG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	Y	n/a	n/a	n/a	N	R	DG	N	R	LG				
Knareborough	K10	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	Y	?	R	Y	N	LG	?	O	R	R	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	n/a	n/a	LG				
Knareborough	K11	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	Y	?	R	Y	N	LG	?	LG	O	O	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG				
Knareborough	K12	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	R	N	DG	O	?	R	Y	N	DG	?	LG	DG	O	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG				
Knareborough	K14	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	DG	n/a	R	DG	?	LG	DG	O	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	R	N	DG	R	R	LG			
Knareborough	K15	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	DG	?	O	R	R	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	n/a	n/a	LG				
Knareborough	K16	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	LG	?	DG	R	O	N	DG	n/a	DG	R	O	R	Y	n/a	n/a	n/a	N	DG	DG	N	DG	n/a	LG			
Knareborough	K17	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	Y	?	DG	n/a	R	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	DG	DG	DG	N	LG	n/a	LG		
Knareborough	K18	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	Y	?	DG	n/a	N	LG	?	O	DG	DG	N	DG	n/a	DG	R	R	n/a	n/a	n/a	DG	R	R	N	n/a	n/a	LG					
Knareborough	K19	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	Y	?	DG	n/a	R	DG	?	LG	DG	O	N	DG	n/a	DG	R	R	Y	n/a	n/a	n/a	N	O	N	n/a	n/a	LG					
Knareborough	K20	DG	LG	DG	DG	?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	O	R	O	?	O	R	DG	O	n/a	DG	R	R	R	n/a	n/a	n/a	N	R	DG	N	DG	n/a	LG					
Knareborough	K21	DG	LG	DG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	R	LG	?	O	R	O	N	DG	n/a	DG	R	R	N	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG				
Knareborough	K22	DG	LG	DG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	LG	?	O	R	O	N	DG	n/a	DG	R	R	Y	n/a	n/a	n/a	N	O	N	n/a	n/a	LG					
Knareborough	K23	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	LG	?	O	O	O	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	n/a	n/a	LG				
Knareborough	K24	DG	LG	DG	DG	?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	DG	?	O	R	R	R	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	DG	N	DG	n/a	LG		
Knareborough	K25	DG	LG	DG	DG	?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	R	R	DG	?	O	R	R	DG	O	n/a	DG	R	R	O	n/a	n/a	n/a	N	R	DG	N	DG	n/a	LG			
Knareborough	K26	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	DG	?	LG	DG	DG	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	n/a	n/a	LG				
Knareborough	K27	DG	LG	DG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	LG	?	O	R	O	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	R	DG	N	DG	n/a	LG			
Knareborough	K28	DG	LG	DG	DG	?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	O	Y	N	LG	?	O	R	O	N	DG	n/a	DG	R	DG	R	n/a	n/a	n/a	N	DG	R	DG	DG	n/a	LG				
Knareborough	K29	DG	LG	DG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	O	Y	N	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG					
Knareborough	K30	LG	LG	DG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	DG	n/a	R	DG	?	LG	DG	R	N	DG	n/a	DG	R	DG	Y	n/a	n/a	n/a	N	DG	N	DG	n/a	n/a	LG				
Ripon	R1	R	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	Y	?	DG	?	DG	?	DG	?	O	DG	O	n/a	DG	R	DG	DG	n/a	n/a	n/a	N	R	DG	N	R	n/a	R					
Ripon	R2	LG	LG	LG		R	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	DG	?	O	Y	N	R	O	?	Y	?	N	DG	?	DG	DG	N	R	n/a	n/a	n/a	N	O	N	n/a	n/a	LG
Ripon	R3	LG	LG	LG		?	DG		R	DG	N	Y	R	R	R	Y	R	R	Y	R	R	O	DG	DG	LG	?	R	O	N	DG	O	?	R	Y	N	DG	?	O	R	R	R	N	DG	n/a	DG	R	R	N	n/a	n/a	n/a	N	R	DG	N	R	n/a	LG</			

10 Sustainability Appraisal Site Assessment Summary Tables

Local Service Centres

Sustainability Appraisal Site Assessment Summary Tables: Local Service Centres

Settlement	Site	1a. Housing for Everyone	1b. Improve Energy Efficiency	2a. Access to Open Space	2a. Access to Open Space	3a. Safety and Security	4a. Provision of Affordable Housing	4a. Potential for Mixed Uses	4a. Loss of Community Facility	4a. Adverse Impact on Schools	5a. Accessibility to Recreation	5b. Promote/Enhance Culture	6. Bus	6. Rail	6. Primary school	6. Secondary school	6. GP	6. Shopping facilities	6. Employment	7. Education	8a. Biodiversity	8a. Tree/woodland cover	8b. Site measures 1, 2&3a	8c. Promote natural environment	8d. Environment Agency	8e. Landscape Sensitivity	8e. Landscape Capacity	9a. Contaminated Land	9b. Air Quality	9c. Surface/Ground Water	9c. Yorkshire Water	9d. Greenfield Land	9d. Agricultural Land Class	9e. Noise/Light Pollution	10a. Road/Rail Congestion	10a. Provision of Public Transport	10c. Cycleways	10c. Footpaths	10d. Severance	10e. Improve Rail Services	11a. Greenhouse Gas Emissions	11b. Renewable Energy	11c. Reduce Flood Risk	12a. Use of Raw Materials	12b. Efficient Land Use	12c. Re-use/Recycling of Waste	13a. Historic Environment	14a. Accessible Services	14a. Development in Flood Plains	14c. Accessible by Public Transport	14d. Regeneration of Derelict Land	14e. Re-use of Existing Buildings	14f. Local Distinctiveness	14g. Mixed Use Development	15a. Employment Opportunities	15b. Employment by Public Transport	16a. Economic Growth		
Boroughbridge	B2	LG	LG	DG		?	DG			R	DG	N	DG	R	R		R	R	R	R	R	DG	LG	DG	N	?	Y	O	N	O	O	?	R	O	N	Y	?	O	O	O	N	DG	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG
Boroughbridge	B3	LG	LG	DG		?	DG			R	DG	N	Y	R	O	O	O	Y	Y	N	DG	O	?	Y	Y	N	DG	O	?	R	O	N	O	?	O	O	O	DG	N	O	n/a	LG	R	R	R	R	N	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Boroughbridge	B4	DG	LG	DG		?	DG	DG		R	DG	N	DG	R	R	LG	O	DG	O	R	O	O	O	DG	N	?	Y	Y	N	DG	O	?	R	O	N	O	?	O	O	O	N	DG	n/a	DG	R	R	R	R	N	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG
Boroughbridge	B6	LG	LG	DG		?	DG			R	DG	N	DG	R	R	R	R	R	O	R	O	LG	DG	LG	?	R	R	N	DG	O	?	R	R	N	DG	?	O	O	O	N	R	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG		
Boroughbridge	B8	LG	LG	DG		?	DG			R	DG	N	Y	R	R	R	R	R	O	R	O	LG	DG	LG	?	R	O	N	DG	R	?	R	O	R	Y	?	O	O	O	N	DG	n/a	R	R	R	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG			
Boroughbridge	B10	DG	LG	DG		?	DG			R	DG	N	DG	R	R	R	R	R	R	R	R	DG	DG	DG	LG	?	DG	DG	N	DG	O	?	DG	n/a	N	DG	?	O	O	O	N	O	n/a	DG	R	DG	R	N	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG		
Boroughbridge	B11	LG	LG	DG		?	DG			R	N	N	DG	R	R	O	LG	O	DG	O	R	DG	N	N	N	N	O	Y	?	DG	n/a	N	DG	?	O	O	DG	N	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	R	N	n/a	n/a	LG						
Boroughbridge	B12	DG	LG	DG		?	DG			R	DG	N	DG	R	R	O	R	O	R	R	R	Y	O	DG	N	?	R	R	N	O	O	?	R	O	R	Y	?	O	O	R	N	O	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	DG	N	n/a	n/a	LG	
Boroughbridge	B14	LG	LG	DG		?	DG			R	DG	N	Y	R	O	R	O	Y	LG	R	O	R	DG	LG	?	O	N	O	O	?	R	Y	N	DG	?	LG	DG	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG				
Boroughbridge	B15	DG	LG	DG		?	DG			R	DG	N	DG	R	O	R	O	Y	LG	R	Y	DG	DG	N	?	DG	DG	DG	O	Y	?	DG	n/a	N	DG	?	O	O	O	N	O	n/a	LG	R	DG	R	O	n/a	n/a	n/a	DG	R	O	DG	R	n/a	R		
Boroughbridge	B18	LG	LG	DG		?	DG			R	DG	N	DG	R	R	R	R	R	R	R	DG	DG	N	?	N	?	Y	O	N	O	O	?	LG	R	N	Y	?	O	O	O	N	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	DG	R	N	n/a	n/a	LG		
Masham	M1	DG	LG	LG		O	?	DG		R	DG	R	R	LG	R	LG	Y	LG	R	O	LG	DG	LG	?	O	O	N	DG	R	?	R	Y	N	Y	?	DG	O	O	N	O	n/a	R	R	R	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG				
Masham	M2	DG	LG	LG		?	DG			R	DG	N	R	R	O	O	Y	LG	R	Y	LG	DG	LG	?	O	O	N	DG	R	?	R	Y	N	DG	?	LG	O	O	N	O	n/a	R	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Masham	M3	LG	LG	LG		?	DG			R	DG	N	LG	R	LG	R	LG	R	Y	R	Y	DG	N	?	R	R	N	DG	O	?	R	Y	N	DG	?	LG	DG	DG	N	O	n/a	LG	R	R	R	R	O	n/a	n/a	n/a	N	DG	R	N	n/a	n/a	LG		
Masham	M4	DG	LG	LG		?	DG			R	DG	N	LG	R	LG	R	LG	R	Y	R	O	R	DG	LG	?	Y	Y	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG			
Masham	M5	LG	LG	LG		?	DG			R	DG	R	LG	R	O	R	O	R	O	R	Y	Y	DG	LG	?	R	R	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	R	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG			
Masham	M6	DG	LG	DG		?	DG			R	DG	N	LG	R	O	O	R	O	R	Y	Y	DG	LG	?	R	R	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG				
Masham	M7	LG	LG	LG		?	DG			R	DG	R	LG	R	O	O	R	O	R	O	O	LG	LG	?	R	R	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	R	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG				
Masham	M8	LG	LG	LG		?	DG			R	DG	N	LG	R	O	O	R	LG	R	O	R	DG	N	?	O	Y	N	DG	O	?	R	Y	N	DG	?	O	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG			
Masham	M11	DG	LG	LG		?	DG			R	DG	N	LG	R	LG	R	LG	R	LG	R	Y	LG	DG	LG	?	LG	LG	N	DG	O	?	R	Y	R	Y	?	O	R	O	N	O	n/a	Y	R	R	R	N	n/a	n/a	n/a	N	R	N	n/a	n/a	LG			
Masham	M12	DG	LG	LG		?	DG			R	DG	N	R	R	O	R	O	Y	LG	R	Y	Y	DG	LG	?	R	R	N	DG	R	?	R	Y	N	DG	?	LG	O	O	N	O	n/a	R	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Masham	M13	DG	LG	LG		?	DG			R	DG	N	LG	R	LG	R	LG	R	Y	R	O	R	DG	LG	?	Y	Y	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG			
Pateley Bridge	P1	DG	LG	DG		?	DG			R	DG	R	DG	R	LG	R	LG	R	Y	R	Y	R	DG	N	?	O	O	N	DG	O	?	R	LG	N	DG	?	LG	DG	DG	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	DG	N	n/a	n/a	LG		
Pateley Bridge	P2	DG	LG	DG		?	DG			R	DG	N	DG	R	O	Y	O	R	R	R	O	R	DG	LG	?	R	R	N	O	O	?	R	LG	N	DG	?	LG	DG	DG	N	O	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG			
Pateley Bridge	P4	DG	LG	DG		?	DG			R	DG	N	DG	R	LG	R	LG	Y	R	R	O	R	DG	LG	?	R	R	N	DG	O	?	R	LG	N	LG	?	LG	O	O	N	O	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG		
Pateley Bridge	P5	LG	LG	LG		?	DG			R	N	N	DG	R	LG	O	R	R	R	Y	O	N	N	?	O	O	N	DG	Y	?	O	LG	N	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	DG	DG	N	n/a	n/a	LG			
Pateley Bridge	P6	LG	LG	LG		?	DG			R	DG	N	DG	R	LG	O	R	R	R	Y	DG	DG	LG	?	R	R	N	DG	O	?	R	LG	N	Y	?	LG	O	O	N	DG	n/a	LG	R	O	R	O	n/a	n/a	n/a	N	R	N	n/a	n/a	LG				
Pateley Bridge	P7	LG	LG	LG		?	DG			R	DG	N	DG	R	LG	O	DG	DG	R	R	DG	Y	LG	?	Y	LG	N	DG	O	?	DG	LG	N	DG	?	LG	O	DG	N	DG	n/a	LG	R	DG	R	DG	n/a	n/a	n/a	DG	R	DG	N	R	R	LG			
Pateley Bridge	P10	LG	LG	LG		?	DG			R	N	N	DG	R	R	LG	O	R	R	R	Y	R	N	?	O	O	N	DG	Y	?	O	LG	N	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	R	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG			

10 Sustainability Appraisal Site Assessment Summary Tables

Villages

Sustainability Appraisal Site Assessment Summary Tables: Villages

Settlement	Site	1a. Housing for Everyone	1b. Improve Energy Efficiency	2a. Access to Open Space	2a. Access to Open Space	2a. Impact on Existing Open Space	3a. Safety and Security	4a. Provision of Affordable Housing	4a. Potential for Mixed Uses	4a. Loss of Community Facility	4a. Adverse Impact on Schools	5a. Accessibility to Recreation	5b. Promote/Enhance Culture	6. Bus	6. Rail	6. Primary school	6. Secondary school	6. GP	6. Shopping facilities	6. Employment	7. Education	8a. Biodiversity	8a. Tree/woodland cover	8b. Site measures 1, 2&3a	8c. Promote natural environment	8d. Environment Agency	8e. Landscape Sensitivity	8e. Landscape Capacity	9a. Contaminated Land	9b. Air Quality	9c. Surface/Ground Water	9c. Yorkshire Water	9d. Greenfield Land	9d. Agricultural Land Class	9e. Noise/Light Pollution	10a. Road/Rail Congestion	10a. Provision of Public Transport	10c. Cycleways	10c. Footpaths	10d. Severance	10e. Improve Rail Services	11a. Greenhouse Gas Emissions	11b. Renewable Energy	11c. Reduce Flood Risk	12a. Use of Raw Materials	12b. Efficient Land Use	12c. Re-use/Recycling of Waste	13a. Historic Environment	14a. Accessible Services	14b. Development in Flood Plains	14c. Accessible by Public Transport	14d. Regeneration of Derelict Land	14e. Re-use of Existing Buildings	14f. Local Distinctiveness	15a. Employment Opportunities	15b. Employment by Public Transport	16a. Economic Growth			
Middleton Quernhow	MQ1	LG	LG	R		?	DG					DG	N	R	R	R	R	R	R	R	DG	O	O	N	?	R	R	N	DG	O	?	R	O	R	Y	?	R	R	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	DG	DG	R	N	n/a	n/a	LG			
Minskip	MS1	LG	LG	LG		?	DG				R	DG	N	DG	R	R	R	O	R	R	R	R	O	O	DG	N	?	R	R	N	DG	O	?	R	O	N	LG	?	O	O	O	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	O	N	R	n/a	LG
Minskip	MS2	LG	LG	LG		?	DG				R	DG	N	DG	R	R	R	Y	R	R	R	R	O	O	DG	N	?	R	R	N	DG	O	?	R	O	N	LG	?	O	O	O	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	O	N	R	n/a	LG
Minskip	MS4	LG	LG	LG		?	DG				R	DG	N	DG	R	R	R	O	R	R	R	R	DG	LG	DG	N	?	R	R	N	DG	O	?	R	O	R	DG	?	O	O	O	O	N	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	N	N	n/a	DG	LG	
Minskip	MS5	DG	LG	LG		?	DG				R	DG	N	DG	R	R	R	O	R	R	R	R	DG	DG	DG	LG	?	R	R	N	DG	O	?	R	O	R	LG	?	O	O	O	O	N	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	N	N	DG	DG	LG	
Minskip	MS6	LG	LG	LG		?	DG				R	DG	N	DG	R	R	R	O	R	R	R	R	DG	DG	DG	LG	?	Y	Y	N	DG	O	?	R	O	R	DG	?	O	O	O	O	N	DG	n/a	DG	R	DG	R	Y	n/a	n/a	n/a	N	O	N	n/a	n/a	LG	
Nidd	NI1	LG	LG	LG		?	DG				R	DG	N	DG	R	R	R	O	R	R	R	R	O	O	DG	N	?	R	Y	N	DG	O	?	R	Y	N	Y	?	R	R	R	R	R	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	n/a	N	R	N	n/a	n/a	LG
North Ripton	NR1	LG	LG	LG		?	DG				R	DG	N	DG	R	R	R	Y	R	LG	R	R	Y	LG	LG	?	R	R	N	DG	O	?	O	Y	N	Y	?	R	R	R	R	R	R	n/a	DG	R	R	O	n/a	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG	
North Stanley	NS1	DG	LG	LG		?	DG				DG	N	R	DG	R	R	R	DG	R	O	DG	LG	?	O	DG	LG	?	O	N	DG	O	?	R	Y	N	DG	?	R	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	N	O	N	n/a	n/a	LG		
North Stanley	NS2	DG	LG	DG		?	DG				DG	N	R	DG	R	LG	R	R	R	DG	O	DG	N	?	R	R	N	DG	O	?	R	Y	N	DG	?	R	DG	DG	N	O	n/a	DG	R	DG	R	R	R	n/a	n/a	n/a	n/a	N	R	N	R	n/a	n/a	LG		
North Stanley	NS3	DG	LG	DG		?	DG	DG			DG	N	R	DG	R	LG	R	R	R	DG	O	Y	DG	LG	?	O	DG	O	?	O	Y	N	DG	?	O	DG	O	DG	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	DG	R	O	DG	n/a	n/a	LG		
North Stanley	NS4	n/a	n/a	n/a		?	n/a				n/a	R	R	R	R	R	R	LG	R	R	R	LG	O	DG	LG	?	R	R	DG	DG	O	?	R	O	N	Y	?	R	R	R	N	O	n/a	DG	R	DG	R	O	n/a	n/a	n/a	DG	R	O	N	LG	n/a	DG		
North Stanley	NS5	LG	LG	LG		?	DG				DG	N	R	O	R	R	R	DG	Y	Y	DG	LG	?	R	R	DG	DG	O	?	R	Y	N	DG	?	O	O	DG	N	O	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG				
North Stanley	NS6	DG	LG	LG		?	DG				DG	N	R	R	DG	R	R	DG	O	O	DG	LG	?	O	O	DG	O	?	O	N	DG	O	?	R	Y	N	DG	?	R	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	N	O	N	n/a	n/a	LG	
Pannal	PN1	LG	LG	LG		?	DG				R	DG	N	Y	O	LG	R	LG	R	Y	R	O	DG	LG	?	O	Y	N	DG	R	?	R	Y	N	O	?	O	R	O	N	DG	n/a	LG	R	R	R	R	n/a	n/a	n/a	n/a	N	R	R	N	n/a	n/a	LG		
Pannal	PN2	DG	LG	DG	DG	?	DG	DG			DG	N	DG	R	R	R	R	R	LG	R	R	O	DG	DG	LG	?	R	R	N	O	?	R	Y	R	Y	?	R	R	R	N	O	n/a	DG	R	DG	R	R	O	n/a	n/a	n/a	n/a	N	R	DG	n/a	n/a	LG		
Pannal	PN3	DG	LG	DG		?	DG				R	DG	N	DG	O	R	O	R	LG	R	O	LG	DG	LG	?	R	R	N	O	?	R	Y	R	R	?	R	R	R	DG	O	n/a	DG	R	DG	R	N	n/a	n/a	n/a	n/a	N	N	N	DG	?	LG				
Pannal	PN4	DG	LG	DG		?	DG	DG			DG	N	DG	R	R	R	R	Y	DG	O	LG	DG	LG	?	R	R	N	O	?	R	Y	R	R	?	R	R	R	DG	O	n/a	DG	R	DG	R	N	n/a	n/a	n/a	n/a	N	N	DG	n/a	n/a	LG					
Pannal	PN5	DG	LG	DG		?	DG				DG	N	DG	R	R	R	R	Y	LG	O	LG	DG	N	?	R	R	N	O	?	R	Y	R	R	?	R	R	R	DG	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	n/a	N	N	DG	LG	?	DG					
Pannal	PN6	LG	LG	LG		?	DG				R	DG	N	R	O	R	O	R	O	R	O	R	O	LG	LG	?	O	O	N	DG	O	?	R	Y	N	O	?	R	R	O	N	DG	n/a	LG	R	DG	R	O	n/a	n/a	n/a	n/a	N	O	N	n/a	n/a	LG		
Pannal	PN7	LG	LG	LG		?	DG				DG	N	R	R	R	R	R	R	R	R	R	R	O	LG	N	?	O	O	N	DG	O	?	R	Y	N	Y	?	R	R	R	N	DG	n/a	DG	R	DG	R	R	O	n/a	n/a	n/a	n/a	N	R	N	n/a	n/a	LG	
Pannal	PN8	LG	LG	LG		?	DG				DG	N	R	R	R	R	R	R	R	R	R	Y	LG	LG	?	O	O	N	DG	O	?	R	Y	N	LG	?	R	R	R	N	DG	n/a	DG	R	DG	R	R	n/a	n/a	n/a	n/a	N	R	N	n/a	n/a	LG			
Pannal	PN9	LG	LG	LG		?	DG				R	DG	N	R	R	R	R	R	R	R	R	O	LG	N	?	Y	Y	N	DG	O	?	R	Y	N	LG	?	R	R	R	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	N	DG	N	n/a	n/a	LG			
Pannal	PN13	DG	LG	DG	DG	?	DG	DG			R	DG	N	DG	O	LG	R	O	DG	Y	R	O	LG	DG	LG	?	R	O	N	O	?	R	Y	R	Y	?	LG	O	R	LG	O	n/a	LG	R	DG	R	R	n/a	n/a	n/a	n/a	N	R	DG	DG	?	LG			
Pannal	PN14	DG	LG	DG	DG	?	DG	DG			R	DG	N	DG	O	LG	R	O	Y	Y	R	O	LG	DG	LG	?	R	O	N	O	?	R	Y	R	Y	?	LG	O	R	LG	O	n/a	LG	R	DG	R	R	n/a	n/a	n/a	n/a	N	R	DG	n/a	n/a	LG			
Pannal	PN16	LG	LG	DG		?	DG				DG	N	DG	O	LG	R	O	Y	Y	R	O	LG	LG	?	R	O	N	O	?	R	Y	R	Y	?	LG	O	R	LG	O	n/a	LG	R	DG	R	R	n/a	n/a	n/a	n/a	N	R	DG	n/a	n/a	LG					
Rainton	RN1	LG	LG	R		?	DG				N	N	DG	R	R	R	R	Y	DG	DG	LG	N	?	Y	Y	N	DG	O	?	R	O	N	?	R	R	R	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	DG	R	O	N	n/a	n/a	LG					
Rainton	RN2	LG	LG	R		?	DG				DG	N	LG	R	R	R	R	DG	DG	Y	LG	N	?	Y	LG	N	DG	O	?	R	O	N	LG	?	O	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	DG	DG	O	N	n/a	n/a	LG					
Rainton	RN3	LG	LG	R		?	DG				DG	N	LG	R	R	R	R	Y	DG	DG	Y	LG	N	?	Y	Y	N	DG	O	?	R	O	N	LG	?	O	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	N	O	N	n/a	n/a	LG					
Rainton	RN4	LG	LG	R		?	DG				DG	N	LG	R	R	R	DG	DG	DG	O	DG	N	?	R	O	N	DG	O	?	R	O	N	LG	?	O	O	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	DG	R	N	n/a	n/a	LG					
Ripley	RP1	LG	LG	LG		?	DG				R	DG	N	DG	R	DG	R																																											

Sustainability Appraisal Site Assessment Summary Tables: Villages

Settlement	Site	1a. Housing for Everyone	1b. Improve Energy Efficiency	2a. Access to Open Space	2a. Access to Open Space	2a. Impact on Existing Open Space	3a. Safety and Security	4a. Provision of Affordable Housing	4a. Potential for Mixed Uses	4a. Loss of Community Facility	4a. Adverse Impact on Schools	5a. Accessibility to Recreation	5b. Promote/Enhance Culture	6. Bus	6. Rail	6. Primary school	6. Secondary school	6. GP	6. Shopping facilities	6. Employment	7. Education	8a. Biodiversity	8b. Tree/woodland cover	8b. Site measures 1, 2&3a	8c. Promote natural environment	8d. Environment Agency	8e. Landscape Sensitivity	8e. Landscape Capacity	9a. Contaminated Land	9b. Air Quality	9c. Surface/Ground Water	9c. Yorkshire Water	9d. Greenfield Land	9d. Agricultural Land Class	9e. Noise/Light Pollution	10a. Road/Rail Congestion	10b. Provision of Public Transport	10c. Cycleways	10c. Footpaths	10d. Severance	10e. Improve Rail Services	11a. Greenhouse Gas Emissions	11b. Renewable Energy	11c. Reduce Flood Risk	12a. Use of Raw Materials	12b. Efficient Land Use	12c. Re-use/Recycling of Waste	13a. Historic Environment	14a. Accessible Services	14b. Development in Flood Plains	14c. Accessible by Public Transport	14d. Regeneration of Derelict Land	14e. Re-use of Existing Buildings	14f. Local Distinctiveness	14g. Mixed Use Development	15a. Employment Opportunities	15b. Employment by Public Transport	16a. Economic Growth		
Whixley	WX1	LG	LG	LG			?	DG		R	R	DG	N	LG	R	R	R	R	DG	R	R	R	Y	LG	DG	N	?	R	O	N	DG	O	?	R	Y	N	Y	?	O	O	DG	N	DG	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG
Whixley	WX2	LG	LG	LG			?	DG		R	R	DG	N	LG	R	R	R	R	DG	R	R	R	Y	LG	DG	N	?	O	Y	N	DG	Y	?	R	Y	N	LG	?	O	O	DG	N	DG	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG
Whixley	WX3	LG	LG	LG			?	DG		R	R	DG	N	LG	R	R	R	R	DG	R	R	R	Y	LG	DG	N	?	Y	Y	N	DG	O	?	R	Y	N	O	?	O	O	O	N	DG	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG
Whixley	WX4	DG	LG	DG			?	DG		R	R	DG	N	LG	R	O	R	R	DG	R	R	R	DG	LG	DG	N	?	Y	Y	N	DG	O	?	DG	Y	N	O	?	O	R	DG	N	DG	n/a	DG	R	DG	R	Y	n/a	n/a	n/a	DG	R	O	N	R	n/a	LG	
Whixley	WX7	DG	LG	DG			?	DG		R	R	DG	N	R	O	R	R	R	DG	R	R	R	O	R	DG	N	?	Y	Y	N	O	O	?	R	O	R	Y	?	O	O	O	N	O	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG
Wighill	WH2	DG	LG	R			?	DG				DG	N	R	R	R	R	R	DG	R	R	R	DG	LG	DG	N	?	O	R	N	O	O	?	R	O	N	O	?	O	R	R	N	O	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG
Wormald Green	WG1	LG	LG	LG			?	DG		R	R	DG	N	DG	R	R	R	R	DG	R	R	R	Y	LG		N	?	Y	Y	N	DG	O	?	R	Y	N	LG	?	O	R	R	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG	

10 Sustainability Appraisal Site Assessment Summary Tables

Open Countryside and Other Settlements

Sustainability Appraisal Site Assessment Summary Tables: Open Countryside and Other Settlements

Settlement	Site	1a. Housing for Everyone	1b. Improve Energy Efficiency	2a. Access to Open Space	2a. Impact on Existing Open Space	3a. Safety and Security	4a. Provision of Affordable Housing	4a. Potential for Mixed Uses	4a. Loss of Community Facility	4a. Adverse Impact on Schools	5a. Accessibility to Recreation	5b. Promote/Enhance Culture	6. Bus	6. Rail	6. Primary school	6. Secondary school	6. Shopping facilities	6. Employment	7. Education	8a. Biodiversity	8b. Tree/woodland cover	8b. Site measures 1, 2&3ha	8c. Promote natural environment	8d. Environment Agency	8e. Landscape Sensitivity	8e. Landscape Capacity	9a. Contaminated Land	9b. Air Quality	9c. Surface/Ground Water	9c. Yorkshire Water	9d. Greenfield Land	9d. Agricultural Land Class	9e. Noise/Light Pollution	10a. Road/Rail Congestion	10b. Provision of Public Transport	10c. Cycleways	10c. Footpaths	10d. Severance	10e. Improve Rail Services	11a. Greenhouse Gas Emissions	11b. Renewable Energy	11c. Reduce Flood Risk	12a. Use of Raw Materials	12b. Efficient Land Use	12c. Re-use/Recycling of Waste	13a. Historic Environment	14a. Accessible Services	14b. Development in Flood Plains	14c. Accessible by Public Transport	14d. Regeneration of Derelict Land	14e. Re-use of Existing Buildings	14f. Local Distinctiveness	14g. Mixed Use Development	15a. Employment Opportunities	15b. Employment by Public Transport	16a. Economic Growth					
Open Countryside	OC1	n/a	n/a	n/a		?	n/a				n/a	N	R	R	R	R	R	R	R	R	LG	Y	Y	DG	N	?	Y	O	N	O	O	?	R	O	R	O	?	R	R	R	R	N	O	n/a	DG	R	R	R	R	N	n/a	n/a	n/a	N	N	N	N	N	LG	?	DG
Open Countryside	OC2	DG	LG	R		?	DG			R	DG	N	R	R	R	R	R	R	R	R	LG	DG	Y		N	?	O	O	N	O	O	?	Y	LG	N	DG	?	O	R	R	R	N	R	n/a	DG	R	R	R	R	N	n/a	n/a	n/a	N	DG	R	N	n/a	n/a	LG	
Open Countryside	OC3	n/a	n/a	n/a		?	n/a				n/a	N	R	R	R	R	R	R	R	R	LG	DG	Y		N	?	O	O	N	DG	O	?	Y	LG	N	DG	?	O	R	R	R	N	R	n/a	DG	R	R	R	R	N	n/a	n/a	n/a	N	DG	DG	N	LG	?	DG	
Open Countryside	OC4	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	O	LG	DG	LG	?	Y	Y	N	O	O	?	R	O	N	O	?	O	R	R	R	N	O	n/a	LG	R	R	R	R	N	n/a	n/a	n/a	N	R	R	DG	DG	?	DG		
Open Countryside	OC5	DG	LG	R		?	DG			R	DG	N	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	O	O	N	O	O	?	R	Y	N	Y	?	O	O	O	N	O	n/a	LG	R	R	R	R	R	N	n/a	n/a	n/a	N	R	R	DG	DG	?	DG		
Open Countryside	OC6	DG	LG	R		?	DG			R	DG	N	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	O	O	DG	DG	O	?	Y	Y	N	Y	?	R	R	R	R	N	R	n/a	LG	R	R	R	R	N	n/a	n/a	n/a	N	R	N	DG	n/a	n/a	LG		
Open Countryside	OC7	LG	LG	LG		?	DG			R	N	N	R	R	R	R	R	R	R	R	O	LG	N	?	O	O	N	DG	Y	?	R	O	N	DG	?	DG	DG	R	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	O	N	LG	n/a	LG					
Open Countryside	OC8	DG	LG	DG	DG	?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	Y	R	DG	LG	?	R	R	N	O	O	?	R	LG	R	O	?	R	R	R	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	R	R	DG	DG	?	LG				
Olley	OT1	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	LG	DG	N	?	R	R	N	DG	O	?	R	Y	N	O	?	O	R	O	N	DG	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG				
Olley	OT2	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	LG	N	?	R	R	N	DG	O	?	R	Y	N	Y	?	O	R	O	N	DG	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG				
Olley	OT3	DG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	LG	N	?	R	R	N	O	O	?	R	Y	N	DG	?	DG	DG	DG	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	DG	n/a	n/a	LG					
Wetherby	WB1	DG	LG	DG		?	DG			R	DG	N	DG	R	O	R	R	R	R	R	O	DG	DG	LG	?	R	R	N	O	O	?	R	O	N	R	?	LG	R	R	N	O	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	DG	R	DG	n/a	n/a	LG			
Wetherby	WB2	DG	LG	LG		?	DG			R	DG	N	Y	R	R	R	R	R	R	R	O	Y	DG	N	?	Y	Y	N	O	O	?	R	O	N	O	?	R	O	O	O	N	O	n/a	O	R	R	R	O	n/a	n/a	n/a	N	DG	N	n/a	n/a	LG				

