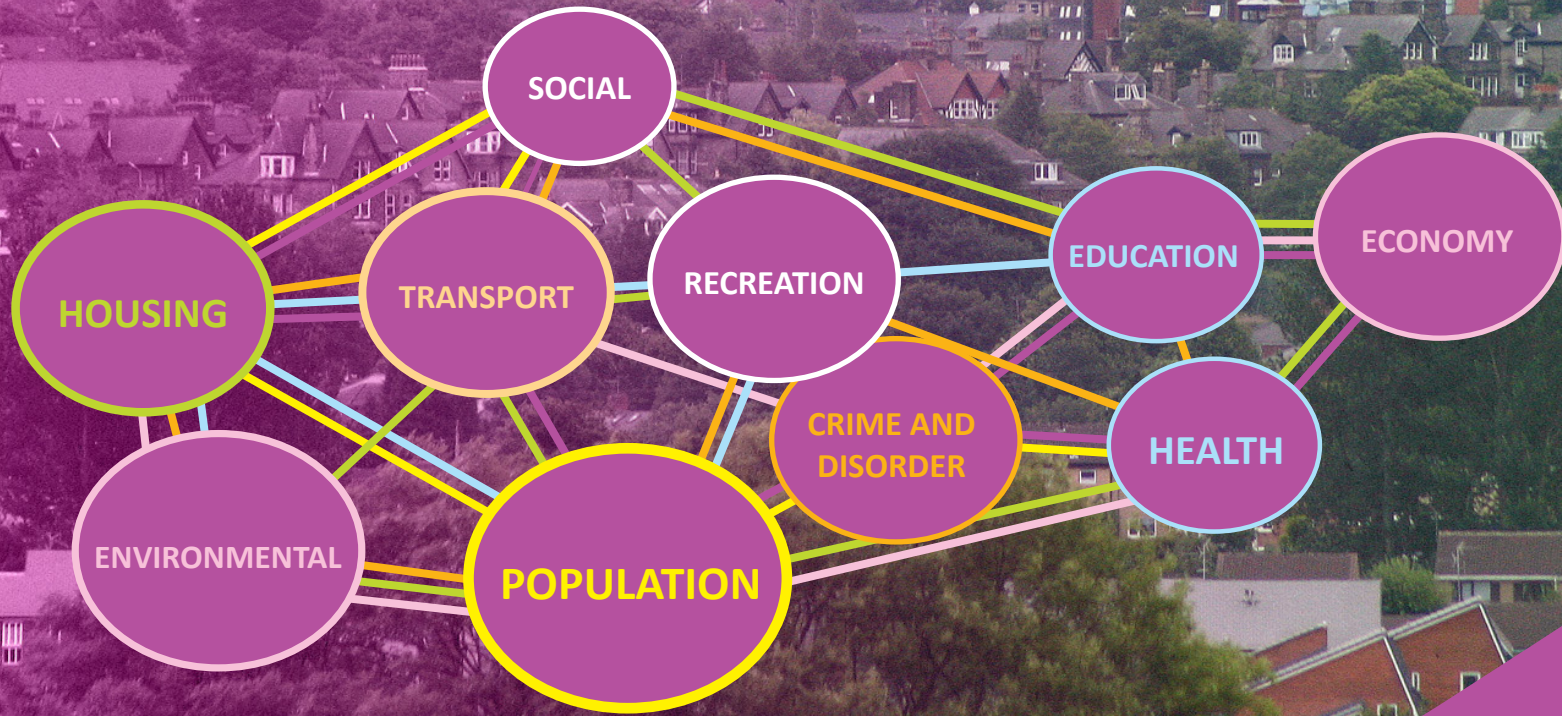




Draft SUSTAINABILITY APPRAISAL

ADDENDUM ONE - to accompany the additional sites consultation

July 2017



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1 Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004 local authorities are required to undertake a Sustainability Appraisal (SA) of local plans. This 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. Alongside this is a requirement to comply with the European Directive that requires a Strategic Environmental Assessment (SEA) to be undertaken for plans and programmes that are likely to have significant effects on the environment. The requirements of this Directive have been fully incorporated into the council's Sustainability Appraisal (SA/SEA).
- 1.2 The SA/SEA, which was prepared as a supporting document to accompany the Harrogate District Draft Local Plan Consultation 2016, built upon work undertaken at the Interim Report Stage, continuing the process of refining the vision and objectives, informing the growth strategy, identifying the most sustainable sites required to deliver this, and refining draft policies.⁽¹⁾
- 1.3 The purpose of this report is to provide an addendum to the Draft Sustainability Appraisal consulted on in 2016 in order to support the additional sites consultation and includes:
- The scope of the addendum.
 - Appendix 11 - Assessment of new sites put forward for consideration as part of the Harrogate District Draft Local Plan Consultation in 2016.
 - Appendix 12 - Assessment of additional draft housing and employment allocations.
 - Appendix 13 - Assessment of the draft new settlement allocation at Green Hammerton.
 - Appendix 14 - Assessments of amended draft housing allocations.
 - Appendix 15 - Assessments of amended sites.
- 1.4 A New Settlement Report provides a further assessment of new settlement options including Green Hammerton.⁽²⁾ The SA/SEA for other new settlement options assessed at Flaxby (FX3), Maltkiln (CA4) and Deighton Grange (OC5) are included in the SA/SEA which accompanied the Harrogate District Draft Local Plan Consultation 2016 (appendices 4 and 5).⁽³⁾

1 For further information please visit www.harrogate.gov.uk/sa

2 For further information please visit www.harrogate.gov.uk/evidencebase

3 For further information please visit consult.harrogate.gov.uk

2 Scope of the Addendum

- 2.1** The Harrogate District Draft Local Plan: Additional Sites Consultation Report 2017 sets out the need to identify additional sites for housing and employment in order to take account of the latest demographic and economic forecasts for the district.
- 2.2** Two sources for potential additional sites have therefore been identified for consideration. These are
- sites submitted to the council in response to the Harrogate District Draft Plan Consultation 2016, and
 - a review of sites already assessed as part of the Sustainability Appraisal process but which have not previously been identified as draft allocations.
- 2.3** For the new sites submitted as part of the 2016 consultation a detailed assessment has been completed and sites scored using a continuum of colours ranging from red to dark green to indicate negative effects, adverse effects where mitigation is possible and positive effects. This follows the same approach previously adopted and has included specialist input from council officers in relation to the historic environment, landscape, biodiversity, and air quality, and North Yorkshire County Council have provided a highways input. When site availability, deliverability and fit with the Local Plan growth strategy have also been taken into account, it has been possible to identify new draft allocations for consultation which are included in appendix 12. The assessment of sites submitted in response to the 2016 consultation, which have not been identified as new draft allocations, are included in appendix 11.
- 2.4** Those sites where a SA/SEA was undertaken previously, but where the site was not identified as a draft allocation as part of the 2016 consultation, have now been reviewed in order to identify those sites considered to be the most sustainable and suitable as draft allocations. These additional sites are also included in appendix 12.

Appendix 11 Assessments of New Sites

Harrogate

Site Ref: H76										
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 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 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	DG	DG	N	?	Y	O			No 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 limited.
9. Minimal pollution levels.	N	O	O	?	R	LG	N			The site is unlikely to contain any contaminated land. Potential to have an impact on air quality objectives. Some adverse effects on watercourses. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield. 50% or more Grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	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. 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 new development will increase use of primary resources and increases 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	LG	?								Proposed for employment. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	DG									Provision of employment land will encourage investment and support local business expansion.

Site Ref: H76
Summary: Located to the south of White House Farm to the west of Harrogate. No adverse environmental effects in relation to biodiversity. Some potential adverse environmental effects in relation to historic environment and local distinctiveness but mitigation should be possible. Whilst potential adverse effects on the landscape have limited opportunities for mitigation the site is large enough to incorporate new natural green space and add to green infrastructure. Development would result in the loss of greenfield land, but the site is not high quality agricultural land. The site has poor accessibility to local services but has good accessibility to rail services. Provision of employment land will encourage investment and support local business expansion.
Recommendation: Not to allocate.

Table 11.1 Site H76

Site Ref: H77										
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	LG	R	R	R	R	O		Poor accessibility to local services; but some accessibility to employment 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	DG	DG	N	?	R	R			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 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/mitigate.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			The site is unlikely to contain any contaminated land. Unlikely to have impact on air quality. Some adverse effects on watercourses. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield 50% or more grade 3 agricultural land Close to major road B6162 Otley Road
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	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							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. 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.
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 at Beechcroft Field adjacent to the B6162 and B6161 north of Beckwithshaw. 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 occur as the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. There are negative social effects with poor accessibility to local services and the local primary school is at or near capacity and may need expansion. Some potential negative effects for biodiversity but mitigation is possible with positive effects indicated as development need not result in the loss of										

Site Ref: H77
woodlands or trees and the site is large enough to incorporate new natural green space and add to green infrastructure. Negative environmental effects arise from the high sensitivity of the landscape, with few if any opportunities for mitigation. There is also likely harm to the significance of a heritage asset and a negative impact on local distinctiveness, but there are opportunities for mitigation. Significant transport/and or accessibility problems exist but mitigation is possible. There is poor connectivity to cycle routes and some pedestrian access and safety issues.
Recommendation: Not to allocate

Table 11.2 Site H77

Site Ref: H79										
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	O								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area. Development would affect existing facility but replacement facilities 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	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. Loss of facilities.
6. Local needs met locally.	DG	O	LG	R	R	Y	O			Some accessibility to local services and a good quality bus service; but poor accessibility to a GP 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	O	DG	LG	?	R	R			Significant adverse effects on designated sites. Loss of woodland/trees impact cannot be fully mitigated. The site is 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/mitigate.
9. Minimal pollution levels.	N	O	O	?	O	Y	R			The site is unlikely to contain any contaminated land. Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 1-24% previously developed land. Loss of Grade 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					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. 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 increases 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 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 but mitigation possible.
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: H79
<p>Summary: The site is located between Maple Close and Fairway View at Forest Lane Head. 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 occur as the site is accessible to a play area/amenity open space/outdoor sports, is large enough to accommodate a new play area and can meet the recreation needs of the area. Whilst development would affect an existing facility replacement is possible. Some accessibility to local services but negative effects occur as the local primary school is at or near capacity and may need expansion. Significant negative effects for biodiversity with adverse effects on designated sites and the loss of woodland/trees on the site cannot be fully mitigated. The site is large enough to incorporate new natural green space and add to green infrastructure. Negative environmental effects arise from the high sensitivity of the landscape, with few if any opportunities for mitigation. There is a negative impact on local distinctiveness, but mitigation is possible. Significant transport/and or accessibility problems exist but mitigation is possible.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.3 Site H79

Site Ref: H80										
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 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	O	R	LG	R	R	Y			Some accessibility to local services: but poor accessibility to primary school, 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.		O	LG	DG	LG	?	R	R		Environment Agency - impacts cannot be predicted at this stage. Some potential effects but can be mitigated. Need not result in loss of woodlands or trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development/mitigate.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			The site is unlikely to contain any contaminated land. Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield site. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	LG	O	O					Significant transport/and or accessibility/cumulative impact 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. 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 increases 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								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: Located to the south of Hookstone Road and St John Fisher School, 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 recreation needs of the area. There are negative social effects with poor accessibility to a primary school, which may need expansion, and a GP and local shopping. Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure have been identified, although connection</p>										

Site Ref: H80
can be made to cycle routes. Some potential negative effects on biodiversity but mitigation is possible as development need not result in the loss of woodlands or trees and the site is large enough to incorporate new natural green space and add to green infrastructure. Negative environmental effects arise from the high sensitivity of the landscape, its inability to accommodate development and the impact of development on local distinctiveness.
Recommendation: Not to allocate.

Table 11.4 Site H80

Site Ref: H81										
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.	R	R	R	R	R	R	R	Y		Poor accessibility to local services; but some 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 to require expansion.
8. Biodiversity and importance of the natural environment.	R	O		LG	?	O	R			Significant adverse effects. Loss of woodland/trees impact cannot be fully mitigated. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/Medium 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	?	LG	Y	N			The site is unlikely to contain any contaminated land. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Unlikely to impact on air quality. Some adverse effects on watercourses. 50-74% previously developed land. 50% or more Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	R		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. Ability to connect to existing cycle routes. Some pedestrian issues but mitigation possible. 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 new development will increase use of primary resources and increases energy and water consumption and waste. Brownfield 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 on site capable of re-use/conversion. 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: Located to the south of Fullwith Mill Lane the site includes the buildings of Fullwith Grange and surrounding garden. There are positive social effects as 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. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects										

Site Ref: H81
<p>arise from the site's poor accessibility to local services and the local primary school is likely to require expansion. Significant adverse environmental effects have been identified in relation to biodiversity, the inability to mitigate landscape impacts, likely harm to the significance of a heritage asset and impact on local distinctiveness.</p>
<p>Recommendation: Not to allocate</p>

Table 11.5 Site H81

Site Ref: H82									
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	R							Proposed for employment. Loss of facilities/recreation/amenity open space.
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								Proposed for employment- may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	O		Some potential effects but can be mitigated. Need not involve loss of woodlands/trees. Environment Agency - impacts cannot be predicted at this stage. High 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	?	Y	LG	R		The site is unlikely to contain any contaminated land. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Unlikely to impact on air quality. Some adverse effects on watercourses Up to 49% brownfield land Would not involve 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	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 cycling routes. Some pedestrian issues but mitigation possible. 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 new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield site as part of the development.
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		Buildings on site are capable of re-use. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	?							Proposed for employment. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will encourage investment and support local business expansion.
<p>Summary: The site lies at the junction of Oaker Bank and the A59 to the north west of Harrogate and consists of the Old Spring Well pub and an area of rough grass and shrubs. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Adverse social effects arise from the poor accessibility to local services. There are positive environmental effects as this is a brownfield site and there is the potential to reuse buildings. Adverse environmental effects have been identified in relation to landscape impact with limited opportunities for mitigation and further adverse effects occur with likely harm to the significance of a heritage asset and impact on local distinctiveness but mitigation is possible. Some transport and /or accessibility problems exist but these can be addressed but there is poor accessibility to cycling routes and a significant barrier to accessibility is identified.</p>									

Site Ref: H82

Recommendation: Not to allocate.

Table 11.6 Site H82

Site Ref: H83										
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	R								Accessible to play area/amenity open space/outdoor sports. Would affect existing 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. Loss of facilities.
6. Local needs met locally.	Y	O	R	R	O	Y	Y			Some accessibility to local services: but poor accessibility to primary and secondary schools.
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	?	LG	Y			No adverse impacts. Need not involve loss of woodlands/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: commonly occurring sensitive features. Medium capacity: area capable of accommodating some development and mitigation opportunities in part.
9. Minimal pollution levels.	N	DG	O	?	R	n/a	R			The site is unlikely to contain any contaminated land. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Unlikely to have impact on air quality. Need not lead to loss of woodland/trees. Some adverse effects on watercourses. 100% greenfield land. Close to major road.
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 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.	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 increases energy and water consumption and waste. No loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or 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 development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: Located to the north of Knaresborough Road this is the site of the Harrogate Railway Football Club. Positive social effects arise as 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. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area but negative social effects arise as development										

Site Ref: H83
of the site would lead to the loss of an existing sporting facility. Some accessibility to local services but negative effects arise as the local primary school is likely to require expansion. There are some adverse impacts on landscape which can only be mitigated in part but positive environmental effects result from the potential for site redevelopment which provides an opportunity for high quality design, the loss of trees/woodlands is not necessary and the site is large enough to incorporate new natural green space and add to green infrastructure.
Recommendation: Not to allocate.

Table 11.7 Site H83

Site Ref: H85										
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.	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	Y	DG	LG	?	O	Y			Significant adverse effects on biodiversity. May result in loss of woodland or trees- mitigation possible. The site is 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 able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	DG	O	O	?	O	R				Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Clean up contaminated land. Potential impact on air quality. Some adverse effects on water courses. Utilises brown field land. Major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Poor provision for pedestrians. Severance is 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	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield site as part of development.
13. Protect and enhance the historic environment.	N									No conservation area, designated or 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 would be 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 will help support local businesses.
<p>Summary: This is a former oil storage site on Bogs Lane. Positive social effects arise as 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. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. There are negative social effects as the site has poor accessibility to local services and the local primary school is at or near capacity and likely to require expansion. Significant adverse effects on biodiversity have been identified but the site is large enough to accommodate new natural green space and add to green infrastructure. Adverse landscape impacts</p>										

Site Ref: H85
can only be mitigated in part. Positive effects occur as this is a brown field site and development would provide the opportunity to clean up contaminated land. Significant adverse effects related to transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure. There is also poor provision for pedestrians and cyclists and severance is an issue.
Recommendation: Not to allocate.

Table 11.8 Site H85

Site Ref: H86										
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	LG							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 likely to 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			Poor accessibility to local services: but accessibility to a good 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.	O	LG	DG	LG	?	R	R			Some potential adverse effects but mitigation should be possible. Need not involve loss of woodlands/trees. The 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. Landscape sensitivity rating: high Landscape capacity: limited or no capacity to accommodate development or mitigate impacts.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Potential impact on air quality. Some adverse effects on water courses. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Some adverse effects on watercourses. 100% greenfield land. 50% or more Grade 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	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. Ability to connect 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	LG							Not within 400m of bus stop (50+ dwellings). 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									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 on site capable of re-use/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.

Site Ref: H86						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support local businesses.
<p>Summary: Located to the north of Harrogate and south of Knox village the site comprises a number of fields. Positive social effects arise as the site is large enough to provide a significant amount of affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Positive social effects as the site is accessible to a play area/amenity open space/outdoor sports and is large enough to accommodate a new facility and help meet a local shortfall. There is also the potential for mixed use development incorporating community facilities. 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 at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity have been identified but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Significant adverse environmental impacts have been identified with limited or no capacity for the landscape to accommodate development or mitigate impacts, likely harm to the significance of a heritage asset and negative impacts on local distinctiveness.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 11.9 Site H86

Knareborough

Site Ref: K33										
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	Y		Poor accessibility to local services: but some accessibility to a bus route offering a good quality bus service 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	LG	DG	N	?	R	R			Some adverse effects on biodiversity - mitigation should be possible. Need not result in the 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. Landscape sensitivity: high Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Potential to have an impact on air quality. Some adverse effects on nearby water courses - mitigation possible. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield. 50% or more Grade 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 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							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. 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	DG			Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	DG	DG								Mixed use scheme including housing and employment. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: K33
<p>Summary: The site is located at Thistle Hill. There are positive social effects as the site is large enough to provide 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 exist as the site is accessible to a play area/amenity open space/outdoor sports, and can meet the recreation needs of the area. There are negative social effects as the local primary school is at or near capacity and likely to require expansion. Some negative environmental effects arise in relation to biodiversity but mitigation should be possible, and the site is large enough to incorporate new natural green space and add to green infrastructure. Negative landscape impacts are identified with few if any opportunities and very adverse effects on nearby water courses with mitigation unlikely. Further negative impacts relate to the likely harm to the significance of a heritage asset and adverse impact on local distinctiveness.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.10 Site K33

Site Ref: K34									
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							Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	LG		Poor accessibility to local services: but access to good 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.	O	O	DG	N	?	R	R		Some adverse effects on biodiversity - mitigation should be possible. Loss of woodland/trees impact cannot be fully mitigated. 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 sensitivity: high Landscape capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	O	R	?	R	Y	R		The site is unlikely to contain any contaminated land. Potential 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. 100% greenfield. 50% or more grade 3 agricultural land. Close to major road - A658.
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 cycling 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	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. 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	LG	DG							Site suitable 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.
<p>Summary: Located to the East of St James Business Park and adjacent to the River Nidd. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Very adverse effects on nearby water courses have been identified where mitigation is considered to be unlikely. Further significant negative environmental impacts relate to landscape impacts and impact on local distinctiveness.</p>									

Site Ref: K34

Recommendation: Not to allocate.

Table 11.11 Site K34

Site Ref: K35									
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							Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	Y	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.	LG								Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	O	O		N	?	O	O		Some adverse effects on biodiversity - mitigation should be possible. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Medium/low capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R		The site is unlikely to contain any contaminated land. No impact on air quality. Some adverse effects on water courses but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield. 50% or more grade 3 agricultural land. Close to major road - A658.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	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. Lack of pavements etc 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 new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 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	LG	DG							Site suitable 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: The site is adjacent to the roundabout at the B6164 and A658. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. The site is within walking distance of a bus stop with a bus frequency which enables commuting to work. Significant transport and/or accessibility problems have been identified and mitigation is possible but the site suffers from severance and there is poor provision for pedestrians and cyclists. Some potential adverse environmental effects in relation to biodiversity but mitigation should be possible. Further adverse effects are identified in relation to landscape, harm to the significance of a heritage asset and local distinctiveness and whilst there are opportunities for mitigation these are more limited in relation to landscape impacts.									

Site Ref: K35

Recommendation: Not to allocate

Table 11.12 Site K35

Site Ref: K36										
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	DG	O	Y	O	Y	LG			Good accessibility to local services especially a good bus service and rail station.
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 adverse effects on biodiversity - mitigation should be possible. Likely to result in loss of woodland/trees - full mitigation not possible. Environment Agency - impacts cannot be predicted at this stage. Landscape sensitivity: high Landscape capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	R	?	R	n/a	N			The site is unlikely to contain any contaminated land. No 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. 100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	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- no prospect of improvement. Lack of pavements etc does not encourage pedestrian access. Significant barrier to accessibility
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	O							Bus stop within 400m. 50% or more in 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 not 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 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 between Abbey Road and the River Nidd. There are positive social effects as 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. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports, can meet the recreation needs of the area and has good accessibility to local services, in particular a good bus service and a rail station. There are negative social effects as the local primary school is at or near capacity and likely to require expansion and a significant barrier to accessibility exists with poor provision for cyclists and pedestrians. Significant negative environmental effects are identified with limited or no landscape capacity and very adverse effects on nearby water courses with mitigation unlikely. Further negative impacts relate to the likely harm to the significance of a heritage asset and adverse impact on local distinctiveness.</p>										

Site Ref: K36

Recommendation: Not to allocate

Table 11.13 Site K36

Site Ref: K38										
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								Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	LG		Poor accessibility to local services: but accessible to a good bus service and major employment area.
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	R			Some potential effects but can be mitigated. Need not result in the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium 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	Y	?	R	Y	N			The site is unlikely to contain any contaminated land. Unlikely to impact on air quality. Neutral or slight effects on water courses. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% green field site. 50% or more Grade 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 cycling routes. Convenient and safe pedestrian routes. 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	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.	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								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 in green belt on land adjacent to Rose cottage, Thistle Hill. There are positive social effects as 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. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports. The site has limited accessibility to local services but is accessible to a bus service and major employment area. The local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity but these can be mitigated. Negative impacts identified for landscape impact with limited opportunities for mitigation. Further adverse effects for historic environment and local distinctiveness but some opportunities exist for mitigation.</p>										

Site Ref: K38

Recommendation: Not to allocate

Table 11.14 Site K38

Site Ref: K39										
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	R	LG		Poor accessibility to local services; but access to good bus service and major employment area.
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	?	O	R			Some potential effects but can be mitigated. 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: 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			The site is unlikely to contain any contaminated land. Unlikely to impact on air quality. Some adverse effects on water courses but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% green field site. 50% or more Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	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. Poor connectivity to cycling 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 increases 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.
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 in green belt on land adjacent to West View, Thistle Hill. There are positive social effects as 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. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports. The site has limited accessibility to local services but is accessible to a bus service and major employment area. The local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity with significant adverse effects resulting from the loss of important trees/woodland. Negative impacts identified for landscape impact with limited opportunities for mitigation. Further adverse effects for historic environment and local distinctiveness but some opportunities exist for mitigation.</p>										

Site Ref: K39

Recommendation: Not to allocate

Table 11.15 Site K39

Ripon

Site Ref: R31										
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.	R	R	O	Y	O	R	Y			Some accessibility to local services: poor accessibility to bus and rail services and local shops.
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 adverse effects on biodiversity - mitigation should be possible. Loss of woodland/trees impact 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/mitigate.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			No impact on air quality. Some adverse effects on water courses but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield site. Loss of Grade 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 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.	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. Loss of grade 1,2,3 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 development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: R31
<p>Summary: The site is located off Bishopton Lane. There are positive social effects as 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. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports facility and can meet the recreation needs of the area. The site is accessible to primary and secondary schools, GP, and employment but the primary school is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity but mitigation should be possible. Adverse effects have been identified in relation to landscape with limited or no capacity to accommodate development and mitigate impacts. There are further negative environmental effects in relation to harm to significance of a heritage asset and impact on local distinctiveness.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.16 Site R31

Site Ref: R32									
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 contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	O	R	LG		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment area.
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	Y		LG	?	O	O		Some potential adverse effects on biodiversity - mitigation should be possible. May result in loss of woodland or trees - mitigation possible. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage High/ medium landscape sensitivity. Medium/ low landscape capacity to accommodate development proposed - 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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road - the A61 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	O	O	R	N			Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure. 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. 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 new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 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	LG	DG							Site suitable 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.
<p>Summary: Located to the east of Ripon by pass and Rotary Way. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. The site is within walking distance of a bus stop with a bus frequency which enables commuting to work. Potential adverse environmental effects on biodiversity, landscape and heritage assets have been identified but mitigation should be possible. Significant transport and/or accessibility/cumulative impacts have been identified requiring substantial new infrastructure. There is also a significant barrier to accessibility, poor connectivity to cycling routes and some pedestrian access and safety issues.</p>									

Site Ref: R32

Recommendation: Not to allocate.

Table 11.17 Site R32

Boroughbridge and Masham

Boroughbridge

Site Ref: B20										
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. 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	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 but good access 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 to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	Y	Y			Some potential adverse effects on biodiversity - mitigation may be possible. May result in loss of woodland/ trees - 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. Medium landscape sensitivity. Medium landscape capacity to accommodate development proposed - can 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 impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road - the A1(M) lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	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 cycling routes with no prospect of improvement. Lack of pavements does not encourage pedestrian access to services. 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 with potential for improvement. 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.	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 could be accommodated on the site.
15. Good quality employment opportunities available to all	DG	?								Mixed use scheme including housing and employment land.

Site Ref: B20							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support local businesses.
<p>Summary: Located to the west of Ashdown Lodge. There are positive social effects as 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, can meet the recreation needs of the area, and is large enough to accommodate a new facility. There are negative social effects with poor accessibility to local services but the site is accessible to a major employment site and could include mixed use development. Some potential negative effects on biodiversity but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. There are some adverse effects on the landscape which can only be mitigated in part. A significant barrier to accessibility has been identified and there is poor connectivity to cycling routes with no prospect of improvement and poor facilities for pedestrians.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 11.18 Site B20

Masham

Site Ref: M14										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering. 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.	R	R	LG	R	LG	Y	LG			Good accessibility to local services but poor accessibility to bus and rail service 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		N	?	O	Y			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium/ low landscape sensitivity. Medium landscape capacity to accommodate development proposed - can be mitigated in part.
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. Positive effects: Clean up contaminated land. Unlikely to impact on air quality. Utilises brown field land. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible.
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 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.	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	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.	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 development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: M14
<p>Summary: This is the site of the former auction mart on Leyburn Road. There are positive social effects as 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. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports, can meet the recreation needs of the area and has generally good accessibility to local services. Negative effects occur as the local primary school is at or near capacity and likely to require expansion. Some adverse impacts on biodiversity which are relatively easy to mitigate, and on landscape where mitigation in part is possible. Development would utilise brown field land. Likely harm to the significance of a heritage asset and to local distinctiveness have been identified but these impacts can be mitigated. Significant negative effects occur as most of the site is within Flood Zone 3.</p>
<p>Recommendation: Draft allocation.</p>

Table 11.19 Site M14

Villages B - C

Beckwithshaw

Site Ref: BK3									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size capable of delivering 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.	R	R	DG	R	R	R	R		Poor accessibility to local services but good 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 to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	R		Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ 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. High/ Medium landscape sensitivity. Landscape Capacity: limited or no capacity- few if any 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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road - the B6162 lies close to the site.
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.	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. Loss of grade 1,2,3 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 development

Site Ref: BK3						
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 to the north of Beckwithshaw at the junction of B6162 Otley Road and B6161 Beckwithshaw. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects arise from the local primary school being at or near capacity and likely to require expansion. Further negative effects are identified as the site has poor accessibility to local services with the exception of the local primary school. Some potential adverse effects on biodiversity arise but mitigation is possible and site development need not result in the loss of trees and is large enough to incorporate new natural green space and add to green infrastructure. Negative landscape impacts are identified with few if any opportunities for mitigation. Further negative impacts on local distinctiveness and harm to the significance of a heritage asset but mitigation is possible. Significant transport and/or accessibility problems are identified although mitigation is possible. There is poor connectivity to cycle routes and some pedestrian access and safety issues.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 11.20 Site BK3

Birstwith

Site Ref: BW12										
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	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	R			Some accessibility to local services but poor accessibility to rail, secondary school, GP surgery 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	N	?	R	R			Some potential adverse effects on biodiversity but mitigation should be possible. Likely to result in loss of woodland/ trees and full mitigation not 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. High landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
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. Negative effects: Potential to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 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 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. 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 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 harm 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 development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site comprises part of a large agricultural field north east of Birstwith. Positive social effects have been identified as the site is large enough to provide 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 indicated as the site is accessible to a play area/amenity open space/outdoor sports, is large enough to accommodate a new play area and can meet the recreation										

Site Ref: BW12
needs of the area. The site has some accessibility to local services but the local primary school at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity but mitigation is possible. Negative effects are found in relation to landscape, where there is limited or no capacity to accommodate development with few if any opportunities for mitigation, for harm to the significance of a heritage asset, and for impact on local distinctiveness. Further negative effects are indicated with significant transport and /or accessibility problems, although mitigation is possible, poor connectivity to cycle routes, some pedestrian access and safety issues and a significant barrier to accessibility.
Recommendation: Not to allocate.

Table 11.21 Site BW12

Brearton

Site Ref: BR1										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering 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.	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.	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 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 site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Landscape Capacity: limited or no capacity- few if any 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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. 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 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. 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.	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 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	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.

Site Ref: BR1
<p>Summary: The site is in open countryside and linked to Brearton on its northern boundary. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative effects occur because the site has poor accessibility to local services, with the exception of the local primary school which is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity but mitigation should be possible and positive effects arise from the site being large enough to incorporate new natural green space and add to green infrastructure. Negative landscape effects occur as there is limited or no capacity to accommodate development and few if any opportunities for mitigation. Further adverse impacts are identified for impact on local distinctiveness and harm to the significance of a heritage asset. Significant transport and/or accessibility problems are indicated but mitigation is possible and severance can be overcome, but there is poor accessibility to cycle routes and the lack of pavements does not encourage pedestrian access to services.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.22 Site BR1

Cattal

Site Ref: CA5 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	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	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 recreational 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 access to rail service.
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	DG	DG	LG	?	O	R			Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in loss of woodland/ trees/ potential to create new woodland. Site is 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. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	O	O	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land. A major road - the A59 and the railway line lie close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	LG				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 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 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	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 harm 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 would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use development can be accommodated.

Site Ref: CA5 new/expanded settlement							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support local businesses.
<p>Summary: The site forms part of a new settlement proposal located at Maltkiln to the south of the Leeds-Harrogate-York Rail line and Cattal Station. Positive social effects have been identified as the site is large enough to provide 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 indicated as the site is accessible to a play area/amenity open space/outdoor sports, is large enough to accommodate a new play area, and can meet the recreation needs of the area. There is potential to accommodate mixed uses including the provision of community facilities and the local primary school is likely to have spare capacity. Negative social effects arise from the site's poor accessibility to local services, with the exception of a rail station. Some potential adverse effects on biodiversity are identified but mitigation is possible and development need not result in the loss of woodland or trees and is large enough to incorporate new natural green space and add to green infrastructure. There are negative landscape impacts with few opportunities for mitigation and further adverse environmental effects with likely harm to the significance of a heritage asset and a negative impact on local distinctiveness. A major road and the railway lie close to the site.</p>							
<p>Recommendation: Not to allocate. This site has been assessed in the New Settlement Report 2017</p>							

Table 11.23 Site CA5

Cowthorpe

Site Ref: CW2										
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 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.	O	Y		N	?	Y	Y			Some potential adverse effects on biodiversity - mitigation should be possible. May result in loss of woodland/ trees- mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium landscape capacity to accommodate development - can be mitigated 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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	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. 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.	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.
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 development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: Located to the east of Manor Farm and west of Warfield Lane this is an open field. There are positive social effects as 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 not accessible to a play area/amenity open space/outdoor sports but can meet the recreation needs of the area. Negative social effects have been identified as the site has poor accessibility to local										

Site Ref: CW2
services and the school is at or near capacity and may require expansion. Some potential adverse effects on biodiversity occur, including loss of woodland and trees but mitigation is possible. Adverse landscape effects can only be mitigated in part and the site would lead to the loss of grade 2 agricultural land. Significant transport and/or accessibility problems identified, which mitigation can address, but there is poor accessibility to cycling routes and the lack of pavements does not encourage pedestrian access to services. Adverse environmental effects arise as a result of the likely harm to the significance of a heritage asset, but mitigation is possible. There is a negative impact on local distinctiveness.
Recommendation: Not to allocate.

Table 11.24 Site CW2

Villages F - G

Ferrensby

Site Ref: FR7										
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 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	DG		N	?	Y	Y			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees/ potential to create new woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium landscape capacity to accommodate development - can be mitigated in part.
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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land. A major road - the A6055 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	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. 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	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 increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	Y									Development is unlikely to harm 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 can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.

Site Ref: FR7							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support local businesses.
<p>Summary: This is a field on the northern edge of the settlement. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects arise from the local primary school being at or near capacity and may require expansion and the poor accessibility to local services. Some potential adverse effects on biodiversity but mitigation is possible whilst negative landscape impacts can only be mitigated in part. A major road lies close to the site and significant transport and/or accessibility problems have been identified but these can be mitigated. Poor accessibility to cycle routes exists, and negative impacts result from a lack of pavements, which does not encourage pedestrian access to services, and the existence of a significant barrier to accessibility. Positive effects occur as development is unlikely to harm the significance of a heritage asset and negative impacts on local distinctiveness can be mitigated.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 11.25 Site FR7

Follifoot

Site Ref: FF10										
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								Can not meet recreational 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			Good accessibility to local services but poor accessibility rail service, secondary schools, GP and 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	LG		LG	?	O	Y			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Medium landscape capacity to accommodate development - can 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 air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of greenfield site. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	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 cycling 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 increases energy and water consumption and waste.
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	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.

Site Ref: FF10
<p>Summary: Located to the east of Manor Fold and the Harewood Arms Public House. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports. Further positive social effects occur as the site has good accessibility to a range of local services and the local primary school is likely to have spare capacity. Some potential adverse effects on biodiversity but mitigation is possible. Landscape impacts can only be mitigated in part. Negative environmental scores occur as there is likely to be harm to the significance of a heritage asset and a negative impact on local distinctiveness.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.26 Site FF10

Great Ouseburn

Site Ref: GO4										
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.	LG	R	O	R	R	Y	R			Good accessibility to local services but poor accessibility to rail, secondary school, GP surgery, 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	R		N	?	R	R			Some potential adverse effects on biodiversity but relatively 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 landscape sensitivity. Landscape Capacity: limited or no capacity- few if any 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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	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 cycling routes. 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.	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 increases energy and water consumption and waste.
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	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: Located on Branton Lane adjacent to Avenue House. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Further positive social effects arise as the local primary school is likely to have spare capacity and there is good accessibility										

Site Ref: GO4

to some local services. Some adverse effects are recorded for biodiversity but are relatively easy to mitigate. Significant adverse environmental effects occur for landscape, with few opportunities for mitigation, for the likely harm to the significance of a heritage asset, impact on local distinctiveness and loss of veteran or aged trees.

Recommendation: Not to allocate.

Table 11.27 Site GO4

Green Hammerton

Site Ref: GH13										
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 recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	Y	LG	DG	R			Good accessibility to local services but poor accessibility to rail services 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	DG		LG	?	R	R			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees/ potential to create new woodland. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	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. 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	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 increases energy and water consumption and waste. Loss of grade 1,2,3 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	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.

Site Ref: GH13
<p>Summary: The site is a narrow strip of land stretching from Back Lane in the east towards Yule Lane in the west. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. There is good accessibility to a range of local services but the lack of pavements does not encourage pedestrian access to services. Negative effects occur as the local primary school is at or near capacity and likely to require expansion. Further adverse effects are recorded for biodiversity but are relatively easy to mitigate. Significant adverse environmental effects occur for landscape, with few opportunities for mitigation, and for the likely harm to the significance of a heritage asset and the impact on local distinctiveness.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.28 Site GH13

Villages H - K

Hampsthwaite

Site Ref: HM10										
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 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 but good access to bus route.
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 adverse effects on biodiversity but relatively easy to mitigate. Likely to result in loss of woodland/ trees - full mitigation not possible. The site is 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 - characteristics vulnerable to change. Landscape Capacity: limited or no capacity- few if any 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 have an impact on air quality. Negative affects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 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 can be addressed. 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.	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 increases energy and water consumption and waste.
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 development

Site Ref: HM10							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support local businesses.
<p>Summary: The site comprises an agricultural field between the southern edge of the built up part of the village and Throstle Nest House. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects occur as the local primary school is at or near capacity and likely to require expansion and there is poor accessibility to local services, although there is access to a good bus service. Some potential impacts on biodiversity but are relatively easy to mitigate. Negative landscape impacts are identified with few opportunities for mitigation and there is a negative impact on local distinctiveness. There is also likely harm to the significance of a heritage asset but mitigation is possible.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 11.29 Site HM10

Hopperton

Site Ref: HP8								
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.	DG	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.
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							Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	N	?	Y	R	Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees - potential for 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. Landscape Capacity: limited or no capacity- few if any 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 affects: Potential impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 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/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 cycle routes. 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.	R	n/a	LG					Bus stop not within 400m 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. Loss of grade 1,2,3 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 could be accommodated on the site.
15. Good quality employment opportunities available to all	LG	?						Site is being proposed for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will support local economy.
<p>Summary: Located off Grey Thorn Lane. Additional employment use will bring positive social effects such as training and apprenticeship opportunities. Adverse social effects arise from the site's poor accessibility to local services. Some potential adverse environmental effects occur in relation to biodiversity but mitigation is possible. Significant adverse effects have been identified in relation to landscape, with few if any opportunities for mitigation, and in relation to impact on local distinctiveness. Likely harm to the significance of a heritage asset has been identified but mitigation is possible. Further adverse environmental effects relate to the loss of Grade 2 agricultural land. Some negative effects in relation to the transport network are capable of being mitigated</p>								

Site Ref: HP8
but negative effects arise from the lack of pavements which does not encourage pedestrian access to services and a significant barrier to accessibility has been identified. Positive economic effects are realised by the provision of further employment land encouraging investment and supporting local business expansion.
Recommendation: Not to allocate.

Table 11.30 Site HP8

Kirby Hill

Site Ref: KB6										
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	LG								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.
3. Safety 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	R	R			Some accessibility to local services but poor accessibility to rail, 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.	Y	DG	DG	LG	?	O	O			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees - potential for woodland creation. The site is 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. Medium/low landscape capacity to accommodate development proposed - mitigation opportunities limited.
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 affects: Potential impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 1 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems can be addressed. 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 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 new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 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								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: KB6
<p>Summary: The site is located at Church Banks adjacent to the southern boundary of Kirby Hill. Positive social effects arise as the site is large enough to provide a significant amount of 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 to accommodate a new facility, help meet a local shortfall and meet the recreational needs of the area. Some accessibility to local services but adverse effects arise from the local primary school being at or near capacity and likely to require expansion. Potential adverse effects on biodiversity are relatively easy to mitigate and the site is large enough to incorporate new natural greenspace and add to green infrastructure. There are limited opportunities to mitigate adverse landscape impacts, but adverse impacts in relation to impact on the significance of a heritage asset and on local distinctiveness are capable of mitigation. Adverse environmental effects arise from the loss of Grade 1 agricultural land and the potential impact of development on air quality. There is poor connectivity to cycling routes and some pedestrian access and safety issues.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.31 Site KB6

Kirk Deighton

Site Ref: KD7										
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	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		N	?	LG	Y			Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in loss of woodland/ trees - potential for woodland creation. Environment Agency - impacts cannot be predicted at this stage. Medium/ low landscape sensitivity. Medium landscape capacity to accommodate development proposed - can be mitigated in part.
9. Minimal pollution levels.	DG	DG	Y	?	DG	O	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. No adverse effect on surface water and watercourses. Utilises brown field land. Negative effect: Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	R	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. Good provision for cyclists. 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.	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 increases energy and water consumption and waste. Utilises brownfield 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.	n/a	n/a	n/a	DG	R	N	DG			Site redevelopment enables regeneration of a visually unattractive area. Demolition of buildings would be required. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use development can be accommodated.

Site Ref: KD7						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support existing businesses.
<p>Summary: The site of a former service station at Kirk Deighton to the west of the A168. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports. Negative effects occur as the site has poor accessibility to local services and the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects identified in relation to biodiversity but mitigation should be possible. Negative landscape impacts can only be mitigated in part. Positive environmental effects occur as this is a brown field site where development will clean up contaminated land and enable the regeneration of a visually unattractive area. Significant transport and/or accessibility problems although mitigation is possible. Good provision for cyclists is identified but the lack of pavements does not encourage pedestrian access to local services.</p>						
<p>Recommendation: Not to allocate.</p>						

Table 11.32 Site KD7

Kirkby Overblow

Site Ref: KO2										
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	R								Not large enough to meet recreation needs of the area. Development will result in the loss of recreation facilities.
6. Local needs met locally.	R	R	DG	R	R	R	R	R		Poor accessibility to local services but good 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 spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	Y	O			Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in loss of woodland/ trees. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium/low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	LG	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 air quality. No adverse effect on surface water and watercourses. Utilises brown field land. Negative effects: Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	R	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. Poor connectivity to cycling 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	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 to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Site redevelopment enables regeneration of a visually unattractive area. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: KO2
<p>Summary: The site is to the rear of the Shoulder of Mutton public house. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports but negative effects arise as development would result in loss of an existing recreation facility. Further negative social effects arise from the site's poor accessibility to local services, although there is good accessibility to the local primary school which is likely to have spare capacity. Some potential adverse effects on biodiversity but mitigation should be possible. Further adverse impacts on landscape with limited opportunities for mitigation. A significant barrier to accessibility is identified. Negative environmental impacts arise as development is likely to harm the significance of a heritage asset and impact on local distinctiveness but opportunities exist for the regeneration of a visually unattractive brownfield site.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.33 Site KO2

Site Ref: KO3										
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.	R	R	DG	R	R	R	R			Poor accessibility to local services but good 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 spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O			Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in loss of woodland/ trees The site is 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. Medium/low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	DG	DG	O	?	Y	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. Some adverse effect on surface water and watercourses - mitigation possible. Utilises brown field land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems can be addressed. 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.	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 increases energy and water consumption and waste. Utilises brownfield 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	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								
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site includes Ivy Farm and land to the south. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects arise from the site's poor accessibility to local services, although there is good accessibility to the local primary school which is likely to have spare capacity. Some potential adverse effects on biodiversity but mitigation should be possible. Further adverse impacts on landscape with limited opportunities for mitigation but the site is large enough to incorporate</p>										

Site Ref: KO3
new natural green space and add to green infrastructure. Positive environmental effects arise as this is a brownfield site where contaminated land can be cleaned up. Some transport and/or accessibility problems can be addressed but there is poor connectivity to cycling routes. Further negative environmental effects occur as there is likely harm to the significance of a heritage asset and impact on local distinctiveness.
Recommendation: Not to allocate.

Table 11.34 Site KO3

Villages L - M

Long Marston

Site Ref: LM5										
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.	LG	R	DG	R	R	R	R			Some accessibility to local services but poor accessibility to rail, secondary school, GP, shopping facilities and 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	LG	DG	N	?	Y	O			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ 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 landscape sensitivity. Medium/low landscape capacity to accommodate development proposed - 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. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of greenfield land. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O					Some transport and/or accessibility problems can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling 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	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 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	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								

Site Ref: LM5							
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 between Angram Road and York Road. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Some accessibility to local services including the local primary school which is likely to have spare capacity. Potential adverse effects on biodiversity are identified but mitigation is possible and the site is large enough to incorporate new natural greenspace and add to green infrastructure. Adverse landscape effects are identified with limited opportunities for mitigation. Transport and/or accessibility problems can be addressed but there is poor connectivity to cycling routes and a lack of pavements does not encourage pedestrian access to local services. Some adverse environmental effects are shown with likely harm to the significance of a heritage asset but mitigation is possible. Further negative effects arise in relation a negative impact on local distinctiveness.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 11.35 Site LM5

Melmerby

Site Ref: MB7 (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.
6. Local needs met locally.	Y	R	R	R	R	R	R	LG		Some accessibility to local services but poor accessibility to rail, primary and secondary school, GP and 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	?	O	O			Some potential adverse effects on biodiversity but relatively easy to mitigate. May result in the loss of woodland or trees - 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. High/ Medium landscape sensitivity. Medium/ Low landscape 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. Negative effects: Potential to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of greenfield site. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N				Some transport and/or accessibility problems 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. 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 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 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 could 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 lies to the south and west of Barker Business Park. There are positive economic and social effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. The site is also within 800m of a bus stop where service frequency enables commuting by bus for work, but there is poor access to local services. Some potential adverse environmental effects on biodiversity, including the loss										

Site Ref: MB7 (employment)

of trees, but these are relatively easy to mitigate and the site is large enough to incorporate new natural green space and add to green infrastructure. Adverse landscape impacts are identified with limited opportunities for mitigation. Further negative environmental impacts arise from the likely harm to the significance of a heritage asset and negative impact on local distinctiveness but there are opportunities for mitigation and improvement. Some transport and accessibility problems can be addressed but a significant barrier to accessibility is identified and there is poor accessibility to cycle routes and some pedestrian safety and access issues.

Recommendation: Not to allocate.

Table 11.36 Site MB7

Villages R

Rainton

Site Ref: RN5										
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	R	R	R	DG	R			Some accessibility to local services but poor accessibility to rail, primary and secondary school, GP and 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.	DG	LG		N	?	Y	Y			No adverse effects identified. May not lead to the loss of trees or woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium landscape capacity to accommodate development proposed - can be mitigated in part.
9. Minimal pollution levels.	N	DG	R	?	R	O	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. Negative effects: Very adverse effect on surface water and watercourses - mitigation may not be possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	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. 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.	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 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			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 as part of scheme encourages investment and local business expansion

Site Ref: RN5
<p>Summary: The site is located adjacent to Church Lane. There are positive social effects as 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. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports provision. Some accessibility to local services exists and the local primary school is likely to have spare capacity. No adverse effects arise in relation to biodiversity and adverse landscape impacts can be mitigated in part. Some adverse effects on surface water and water courses which may not be possible to mitigate and development would result in the loss of Grade 2 agricultural land. Minor transport and/or accessibility problems but these can be mitigated. Poor accessibility to cycling routes and some pedestrian access and safety issues. Likely harm to the significance of a heritage asset and impact on local distinctiveness are capable of mitigation.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.37 Site RN5

Site Ref: RN6										
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	R	R	R	DG	R			Some accessibility to local services but poor accessibility to rail, primary and secondary school, GP and 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.	DG	LG		N	?	O	O			No adverse effects identified. Need not result in the loss of trees or woodland. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	O	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. No adverse effect on surface water and watercourses. Negative effects: Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	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. Poor connectivity to cycling 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 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 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 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: Located to the south of The Old Piggery. There are positive social effects as 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. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports provision. Some accessibility to local services exists and the local primary school is likely to have spare capacity. No adverse effects are identified in relation to biodiversity and adverse landscape impacts can be mitigated in part. There are no adverse effects on surface water and water courses. Negative effects arise from the loss of Grade 2 agricultural land. Minor transport and/or accessibility problems but these can be mitigated, but there are negative effects arising from poor accessibility to cycling routes and some pedestrian access and safety issues. Likely harm to the significance of a heritage asset and impact on local distinctiveness are capable of mitigation.</p>										

Site Ref: RN6

Recommendation: Not to allocate

Table 11.38 Site RN6

Roelcliffe

Site Ref: RO1										
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	DG	R	R	R	R	Y		Some accessibility to local services but poor accessibility to bus, rail, 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.	Y	LG		N	?	Y	O			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium Landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	R	?	O	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 air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation may not be possible. Loss of grade 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 can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling 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	n/a	O							Bus stop within 400m 50% 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.	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 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: Located to the rear of the Crown Inn and to the west of Roelcliffe Park. There are positive social effects as 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. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Some accessibility to local services exists but negative social effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity but these are relatively easy to mitigate. There are adverse landscape impacts which are capable of										

Site Ref: RO1
mitigation but the opportunities are limited. Negative effects are identified in relation to surface water and water courses where mitigation may not be possible. Transport and/or accessibility problems can be addressed but there is poor connectivity to cycling routes and the lack of pavements does not encourage pedestrian access to services. Further adverse environmental effects identified as development is likely to harm the significance of a heritage asset, although mitigation is possible, and there is a negative impact on local distinctiveness.
Recommendation: Not to allocate.

Table 11.39 Site RO1

Villages S - T

Skelton on Ure

Site Ref: SU1										
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.	R	R	LG	R	R	DG	R			Some accessibility to local services but poor accessibility to bus and rail services, secondary school, GP surgery 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	Y		N	?	R	O			Some potential effects on biodiversity but mitigation should enable development. May result in loss of woodland/trees - mitigation possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - 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. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	O	O	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. 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 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 increases 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								Site proposed for residential.

Site Ref: SU1							
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 south of Crow Garth. There are positive social effects as 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. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Some accessibility to local services exists but negative social effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity but mitigation should enable development. There are adverse landscape impacts which are capable of mitigation but the opportunities are limited. Some adverse effects on surface water and water courses can also be mitigated. Significant transport and/or accessibility/cumulative impact problems are identified which require substantial mitigation and there is poor connectivity to cycle routes, some pedestrian access and safety issues and a significant barrier to accessibility. Further adverse environmental effects occur as development is likely to harm the significance of a heritage asset, and have a negative impact on local distinctiveness, although there are opportunities to mitigate both.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 11.40 Site SU1

Spofforth

Site Ref: SP7										
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.	Y	R	O	R	O	R	R			Some accessibility to local services but poor accessibility to rail service, secondary school, 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.	Y	DG		N	?	O	O			Some potential effects on biodiversity but mitigation should enable development. Need not lead to loss of woodland or trees/ potential new woodland creation. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - 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 an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road- A661 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	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. 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.	R	n/a	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 increases 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 proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Located adjacent to Hall Cottages on the southern edge of the village. There are positive social effects as 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. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Some accessibility to local services exists but negative social										

Site Ref: SP7

effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity are noted but mitigation should enable development which need not lead to the loss of woodland and trees and there is the potential to create new woodland. Adverse landscape impacts are identified with limited opportunities for mitigation and further negative environmental effects arise from the likely harm to the significance of a heritage asset but mitigation is possible. There is also a negative impact on local distinctiveness. Transport and accessibility problems can be addressed and there are convenient and safe pedestrian routes to access local services but negative effects arise from the poor connectivity to cycle routes.

Recommendation: Not to allocate.

Table 11.41 Site SP7

Staveley

Site Ref: SV2										
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.	R	R	DG	R	R	R	R	R		Poor accessibility to local services but good 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 to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG		N	?	LG	Y			Some potential adverse effects- mitigation should be possible. Need not lead to loss of woodland or trees/ potential new woodland creation. Environment Agency - impacts cannot be predicted at this stage. Medium/ low landscape sensitivity. Medium landscape capacity to accommodate development proposed - can 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 have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 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 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							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	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	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site 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 located to the south of Main Street on the edge of the village. There are positive social effects as 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. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Poor accessibility to local services exists with the exception										

Site Ref: SV2

of the local primary school but negative social effects occur as it is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity are noted but mitigation should be possible and development need not lead to the loss of woodland and trees and there is the potential to create new woodland as part of development. Some adverse landscape impacts are identified which can be mitigated in part. Further negative environmental effects arise from the harm to the significance of a heritage asset which it is not possible to mitigate. There is also a negative impact on local distinctiveness. Transport and accessibility problems can be addressed but there are some pedestrian access and safety issues and poor connectivity to cycle routes.

Recommendation: Not to allocate.

Table 11.42 Site SV2

Tockwith

Site Ref: TW12										
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.	LG	R	O	R	O	Y	R			Some accessibility to local services but poor accessibility to rail service, secondary school, 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	O			Some potential effects on biodiversity but mitigation should enable development. Need not lead to loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - 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. Positive effects: Unlikely to have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
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 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							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	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.	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								Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: TW12

Summary: The site is at Church Farm Yard to the rear of existing village development. There are positive social effects as 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. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Some accessibility to local services exists but negative social effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity are noted but mitigation should enable development which need not lead to the loss of woodland and trees. Adverse landscape impacts are identified with limited opportunities for mitigation and further negative environmental effects arise from the likely harm to the significance of a heritage asset but mitigation is possible. There is also a negative impact on local distinctiveness but this can be mitigated. Transport and accessibility problems can be addressed and there are convenient and safe pedestrian routes to access local services but negative effects arise from the poor connectivity to cycle routes. Negative effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate.

Table 11.43 Site TW12

Site Ref: TW13										
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								Can meet recreation needs of the area. Development will result in the loss of recreation 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	LG	R	O	R	R			Poor accessibility to local services but good accessibility to primary 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.	O	LG	DG	N	?	Y	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. Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	DG	DG	O	?	R	O	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 have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 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 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							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 increases 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 but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: TW13

Summary: Located to the north of Southfield Lane. There are positive social effects as 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. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. But negative effects arise as development will result in the loss of an existing recreation facility. There is poor accessibility to local services and negative social effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity are noted but mitigation should be possible. Adverse landscape impacts are identified with limited opportunities for mitigation. Further negative environmental effects arise from an adverse impact on local distinctiveness but this can be mitigated. Transport and accessibility problems can be addressed but there are some pedestrian access and safety issues and poor connectivity to cycle routes. Negative effects also arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate.

Table 11.44 Site TW13

Site Ref: TW14 (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						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 and good access to employment.
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.	O	LG	DG	LG	?	Y	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. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. High/medium landscape capacity to accommodate development proposed with appropriate mitigation.
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 air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		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 cycle routes. 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.	R	n/a	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 increases 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	?						Site is being proposed 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: This site is at Moorside Business Park. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Negative social effects arise from the poor accessibility to local services. Some potential adverse effects on biodiversity are identified but mitigation should be possible and development need not lead to the loss of woodland and trees and there is the opportunity to incorporate new natural green space and add to green infrastructure. Adverse landscape impacts are identified which can only be mitigated in part and development would result in the loss of Grade 2 agricultural land. There is likely harm to the significance of a heritage asset and a negative impact on local distinctiveness but both can be mitigated. Significant transport and/or accessibility problems arise but mitigation is possible. There is poor connectivity to cycling routes and the lack of pavements does not encourage pedestrian access to services. A significant barrier to accessibility is identified.</p>								

Site Ref: TW14 (employment)

Recommendation: Not to allocate

Table 11.45 Site TW14

Wetherby and Open Countryside

Wetherby

Site Ref: WB3										
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	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including some 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	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 effects on biodiversity but mitigation should enable development. Need not lead to loss of woodland or trees. 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 landscape capacity to accommodate development proposed - mitigation opportunities limited.
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 the Air Quality objectives. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road- A1(M) lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	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 with no prospect of improvement. 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	LG							Site not within 400m of bus stop (50+ dwellings). 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. 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	DG		Mixed use could be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site proposed for residential.

Site Ref: WB3							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p>Summary: Located on the north eastern boundary of Wetherby the site lies between the A168 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 arise from the site being accessible to a play area/amenity open space/outdoor sports, large enough to accommodate a new play area and being able to meet the recreation needs of the area. The site also has the potential for mixed use development including some community facilities. There are negative social effects with poor accessibility to local services and the local primary school is at or near capacity and may need expansion. Some potential negative effects are identified for biodiversity but mitigation should enable development to take place. Development need not lead to the loss of woodlands or trees and the site is large enough to incorporate new natural green space and add to green infrastructure. Negative environmental effects occur for landscape and there are limited opportunities for mitigation. Further negative impacts arise from there being significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation, poor provision for cyclists and pedestrians, a significant barrier to accessibility, a potential impact on air quality and the site's location adjacent to a major road.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 11.46 Site WB3

Open Countryside

Site Ref: OC9										
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.	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									Local primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	O		LG	?	R	R			Some potential effects on biodiversity but mitigation should enable development. Likely to result in loss of woodland or trees - full mitigation not possible. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	Y	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. Utilises brownfield land. Would not involve the loss of grade 1, 2, or 3 agricultural land. Negative affects: Some adverse effect on surface water and watercourses - mitigation possible.
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 provision 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	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 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.	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								Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

<p>Site Ref: OC9</p>
<p>Summary: Located on land adjacent to Ripley Road at Bedlam. There are positive social effects as 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. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Poor accessibility to local services exists but positive social effects arise as the local primary school is likely to have capacity. Some potential adverse effects in relation to biodiversity but mitigation should enable development to take place but this is likely to lead to the loss of woodland or trees, the impact of which cannot be fully mitigated. Adverse landscape impacts are identified with limited opportunities for mitigation. Further negative environmental effects arise from the likely harm to the significance of a heritage asset and impact on local distinctiveness but mitigation is possible. Some transport and/or accessibility problems but these can be addressed but negative effects arise from the poor connectivity to cycle routes, lack of pavements and a significant barrier to accessibility.</p>
<p>Recommendation: Not to allocate.</p>

Table 11.47 Site OC9

Site Ref: OC10										
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.	R	R	LG	R	R	R	R			Poor accessibility to local services but good 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 to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	O			Some potential effects on biodiversity but mitigation should enable development. 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. High landscape sensitivity - characteristics vulnerable to change. Medium/ Low landscape capacity to accommodate development proposed - 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. No adverse effect on surface water and watercourses. 50% or more of the site is grade 4 agricultural land - would involve some loss of grade 3 agricultural land. Negative affects: Loss of greenfield site.
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 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. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	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 increases 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	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								Site proposed for residential.
16. Conditions for business success, economic growth and investment	n/a									Site proposed for residential.
Summary: Located at White House Farm near Askwith. Negative social effects are indicated as the site is not large enough to allow for affordable housing, the local primary school is at or near capacity and likely to require expansion and there is poor accessibility to local services. Positive effects arise as the site is accessible to a play area/amenity open space/outdoor sports provision. Negative impacts on the natural environment arise as adverse effects on biodiversity and low landscape capacity have										

Site Ref: OC10
been identified although mitigation should be possible. Some minor transport problems and poor connectivity to cycle routes can both be mitigated or improved however lack of pavements does not encourage pedestrian access to services and there is a significant barrier to accessibility. There are no positive economic effects identified.
Recommendation: Not to allocate

Table 11.48 Site OC10

Site Ref: OC11										
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	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including some 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	R		Poor accessibility to local services but access to 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.	O	DG	DG	LG	?	R	R			Some potential effects on biodiversity but mitigation should enable development. Need not lead to the loss of woodland or trees/ potential for new woodland creation. Site is 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 - characteristics vulnerable to change. Low landscape capacity to accommodate development proposed - 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. Negative affects: Potential to affect achievement of the Air Quality objectives. Loss of greenfield site. Loss of grade 3 agricultural land. Some adverse effect on surface water and watercourses - mitigation possible. A major road - A61 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	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. 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.	O	n/a	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	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	R	R	DG			Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	DG	DG								Mixed use development can be accommodated. Within 800m of a bus stop where service frequency enables commuting by bus for work.

Site Ref: OC11							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p>Summary: This is a proposal for a new settlement to the west of the A61 near South Stainley. Positive social effects arise as the site is large enough to provide a significant amount of affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site also has the potential for mixed use including some community facilities. Further positive social effects occur as the site is accessible to a play area/amenity open space/outdoor sports and large enough to accommodate a new play area and meet the recreation needs of the area. Negative effects occur as the site has poor accessibility to local services but there is good accessibility to a bus service which enables commuting by bus to work. Some negative effects on biodiversity but mitigation should enable development to take place. Significant landscape impacts are indicated with only limited opportunities for mitigation. Further adverse environmental impacts in relation to the historic environment where mitigation of harmful effects is not possible and in relation to local distinctiveness. Significant transport and/or accessibility/cumulative impacts which require substantial mitigation are identified, there is poor connectivity to cycle routes and the lack of pavements does not encourage pedestrian access to services.</p>							
<p>Recommendation: Not to allocate.</p>							

Table 11.49 Site OC11

Appendix 12 Assessment of Additional Draft Allocations

Harrogate Additional Allocations

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			Unlikely to contain contaminated land. Would not have an impact on air quality objectives. Some effects of additional surface water Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 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	?	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</p>										

Site Ref: H2
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.
Recommendation October 2016 Consultation: Not to allocate.
Amendment to Recommendation: Draft allocation.

Table 12.1 Site H2

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.
<p>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.</p>										

Site Ref: H22
Recommendation October 2016 consultation: Not to allocate.
Amendment to Recommendation: Draft allocation.

Table 12.2 Site H22

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 October 2016 consultation: Not to allocate.
Amendment to Recommendation: Draft allocation.

Table 12.3 Site H23

Site Ref: H27 (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.	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										

Site Ref: H27 (employment)
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 October 2016 consultation: Not to allocate.
Amendment to recommendation: Draft allocation.

Table 12.4 Site H27

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										

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 October 2016 Consultation: Not to allocate.
Amendment to Recommendation: Draft allocation.

Table 12.5 Site H69

Site Ref: H87										
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.	LG	R	O	R	R	R	R			Some accessibility to local services but poor accessibility to rail services, secondary school, GP, shops 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	Y	DG	N	?	O	O			Some potential adverse effects but mitigation should be possible. May result in loss of woodland or trees- mitigation possible. The site is large enough to incorporate new natural green space and add to green infrastructure. No public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			The site is unlikely to contain any contaminated land. 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: Some adverse effects on watercourses. Loss of grade 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 and safety issues but mitigation should be possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							The site is not within 400m of a bus stop but there 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 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.	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	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 development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site lies to the south of Knox Lane, adjacent to the site of Knox Saw Mills, and comprises two fields. Positive social effects arise as 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. Further positive effects arise from access to bus services, primary school, a play area/amenity open space/outdoor sports and that the site is large enough to meet recreation needs of the area.										

Site Ref: H87
Negative social impacts arise from poor accessibility to rail services, secondary school, GP, shops and employment. Some potential adverse effects on biodiversity have been identified and development may result in the loss of trees however mitigation of these effects should be possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Other environmental impacts have been identified with limited capacity for the landscape to accommodate development, likely harm to the significance of a heritage asset and negative impacts on local distinctiveness, however again mitigation for these effects is possible.
Recommendation: Draft allocation.

Table 12.6 Site H87

Knaresborough Additional Allocations

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	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 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	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.

Site Ref: K23
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 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 October 2016 consultation: Not to allocate.
Amendment to Recommendation: Draft allocation.

Table 12.7 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.
<p>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.</p>										

Site Ref: K24
Recommendation October 2016 consultation: Not to allocate.
Amendment to Recommendation: Draft allocation.

Table 12.8 Site K24

Site Ref: K37									
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. 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	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	Poor accessibility to local 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.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	N	?	O	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. High/medium landscape sensitivity. Medium/low capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	R		The site is unlikely to contain any contaminated land. Potential to adversely affect an Air Quality Management Area. Some adverse effects on water courses but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield site. 50% or more grade 3 agricultural land. A major road lies close to the site - A6055.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	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. Convenient and safe 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 increases 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.
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: Located to the west of Boroughbridge Road and to the south of Farnham Lake South SINC. Positive social effects arise as the site is large enough to provide a significant amount of 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 to accommodate a new facility and help meet a local shortfall. Limited accessibility to local									

Site Ref: K37
services but the site is accessible to a bus service and major employment area. The local primary school is at or near capacity and likely to require expansion. Significant adverse effects on biodiversity identified due to proximity to a SINC to the north but the site is large enough to incorporate new natural green space and add to green infrastructure. Negative impacts identified for landscape impact and the historic environment but some opportunities exist for mitigation. The site has potential to adversely affect and Air Quality Management Area.
Recommendation: Draft allocation.

Table 12.9 Site K37

Ripon Additional Allocations

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.

Site Ref: R5
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.
Recommendation October 2016 consultation: Not to allocate.
Amendment to Recommendation: Draft allocation.

Table 12.10 Site R5

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										

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 October 2016 consultation: Not to allocate
Amendment to Recommendation: Draft allocation.

Table 12.11 Site R27

Boroughbridge Additional Allocations

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	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 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	n/a	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.	n/a	n/a	n/a	N	R	DG	N			Demolition required. Can accommodate mixed use development.
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.

Site Ref: B10
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 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 October 2016 consultation: Not to allocate.
Amendment to Recommendation: Draft allocation.

Table 12.12 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	n/a	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.	n/a	n/a	n/a	N	N	N	DG			Mixed use development can be accommodated on this site.
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 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>										

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 October 2016 consultation: Not to allocate.
Amendment to Recommendation: Draft allocation

Table 12.13 Site B12

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.
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										

Site Ref: B18
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 October 2016 Consultation: Not to Allocate.
Amendment to Recommendation: Draft allocation.

Table 12.14 Site B18

Site Ref: B21										
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. 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. Large site with potential for mixed uses, incorporating community facility(ies). Adverse impact on local schools.
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	O	R	R			Some accessibility to local services but poor accessibility to rail service, secondary school, 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.	Y	O	DG	N	?	R	O			Some potential adverse effects on biodiversity but relatively easy to mitigate. May result in loss of woodland/ trees - 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. High landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - 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 impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. 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 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	n/a	DG							Bus stop not within 400m with potential for improvement. 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.	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 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 will help support local businesses.
Summary: Located to the south-east of Boroughbridge and to the east of the secondary school. Some potential adverse environmental effects in relation to the historic environment, local distinctiveness and biodiversity where mitigation is possible, and in relation to landscape, where the opportunities for mitigation are more limited. Whilst development of the site would result in loss of a greenfield site of Grade 2 agricultural land, it is large enough to incorporate new natural greenspace and add to green										

Site Ref: B21
infrastructure. In relation to social effects the development of the site will allow affordable housing to be provided, reducing social isolation, and is large enough to help meet a local shortfall in sports provision. Development will have an adverse effect on primary school provision. There is some accessibility to local services with the potential to improve bus services and the site has the potential to incorporate a community facility(ies). Provision of affordable housing will encourage investment and local business expansion having positive economic effects.
Recommendation: Draft allocation.

Table 12.15 Site B21

Masham Additional Allocations

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
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										

Site Ref: M11
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.
Recommendation October 2016 consultation: Not to allocate.
Amendment to Recommendation: Draft allocation

Table 12.16 Site M11

Pateley Bridge Additional Allocation

Site Ref: P12										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering 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	DG	O	DG	Y	R			Good accessibility to local services but poor accessibility to rail service 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	LG		LG	?	Y	LG			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in the loss of woodland or trees. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. High/ medium landscape capacity to accommodate development proposed with mitigation.
9. Minimal pollution levels.	DG	DG	Y	?	DG	na	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. No adverse effect on surface water and watercourses. Utilises brown field land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	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. 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	R							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.	LG									Positive effect on significance of a non-designated heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	R	DG	N			Site redevelopment enables regeneration of a visually unattractive area. 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 accessible by public transport.
16. Conditions for business success, economic growth and investment	R									Existing business on site will be displaced.

Site Ref: P12
<p>Summary: This is the site of a former coal yard. There are positive social effects as 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, but negative effects arise from the loss of an existing employment site and displacement of a business. The site is accessible to a play area/amenity open space/outdoor sports, can meet the recreation needs of the area and has good accessibility to local services, in particular a good bus service. Negative effects occur as the local primary school is at or near capacity and likely to require expansion. There are no negative environmental impacts which are not capable of mitigation and very positive effects result from the cleaning up of contaminated land and reuse of a brown field site, enabling regeneration of a visually unattractive area and providing an opportunity for high quality design.</p>
<p>Recommendation: Draft allocation.</p>

Table 12.17 Site P12

Burton Leonard Additional Allocation

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.

Site Ref: BL9							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p>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.</p>							
<p>Recommendation October 2016 Consultation: Not to allocate.</p>							
<p>Amendment to Recommendation: Draft allocation.</p>							

Table 12.18 Site BL9

Flaxby Additional Allocation

Site Ref: FX5 (employment)									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	n/a	n/a							Site is proposed for employment use.
2. Conditions and services to engender good health.	n/a								Site is 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 proposed for employment use.
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	R	Poor accessibility to local services; some access to good quality bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Proposed for employment- may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	Y	Y		Some potential adverse effects but mitigation should be possible. Need not involve loss of woodlands/trees and potential for significant woodland creation. The 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. Medium capacity: area capable of accomodating some development and mitigation opportunities in part.
9. Minimal pollution levels.	N	?	O	?	R	O	R		Impact on designated Air Quality Management Area unknown at present stage. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land. A major road- A59 lies close to the site.
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. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Poor provision for pedestrians. Opportunity to provide a new rail station
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG						Not within 400m of a bus stop. 50% or more of the 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. 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	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	LG	?							Proposed for employment. Public transport provision cannot be predicted a this stage.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will encourage investment and support local business expansion.

Site Ref: FX5 (employment)

Summary: The site is located to the north of existing businesses at Flaxby between the southern side of the A59 and to the east of the rail line. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Positive environmental effects include the potential for new woodland creation and that the site is large enough to incorporate new natural green space and green infrastructure. Some negative impacts on biodiversity have been identified but mitigation should be possible. Adverse landscape impacts can be mitigated in part and although there is likely harm to the significance of a heritage asset and negative impact on local distinctiveness mitigation is possible. There is poor accessibility to local services.

Recommendation: Draft allocation

Table 12.19 Site FX5

Goldsborough Additional Allocation

Site Ref: GB4										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering 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	LG	R	R	R	R	R		Some accessibility to local services but poor accessibility to rail services, secondary school, GP, shops 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	LG	?	O	Y			No adverse impacts for biodiversity. 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. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Medium capacity: area capable of accomodating some development and mitigation opportunities 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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	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. Poor connectivity to cycling routes. Convenient and safe pedestrian routes to access services and facilities. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Site lies within 400m of a bus stop. 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. 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 proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: GB4
<p>Summary: The site lies adjacent to Goldsborough cricket ground to the north of the village. Positive social effects arise as 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 has good access to bus services, primary school, a play area/amenity open space/outdoor sports and is large enough to meet the recreation needs of the area. Adverse social effects arise from the poor accessibility to local services and the limited capacity of the local primary school which is at or near capacity and likely to require expansion. Negative impacts for biodiversity are identified as the loss of aged or veteran trees but the site is large enough to incorporate new natural green space and add to green infrastructure. Adverse landscape impacts can only be mitigated in part.</p>
<p>Recommendation: Draft allocation</p>

Table 12.20 Site GB4

Hampsthwaite Additional Allocation

Site Ref: HM9										
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 recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	DG	R	DG	Y	R			Some accessibility to local services but poor accessibility to rail service, 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.	Y	LG	DG	LG	?	R	O			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in the loss of woodland or trees. The site is 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. Medium/ Low landscape capacity to accommodate development - 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. Negative affects: Some adverse effect on surface water and watercourses - mitigation possible. 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 although developer funded 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 to services. 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. 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. Loss of grade 1,2,3 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 development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: HM9
<p>Summary: This is a triangular agricultural field to the north of the village. There are positive social effects as 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 accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Positive impacts occur as there is some accessibility to local services but negative effects arise as the local primary school is at or near capacity and may require expansion and the lack of pavements does not encourage pedestrian access to services. Some potential adverse effects on biodiversity but relatively easy to mitigate. Negative landscape impacts are identified with limited opportunities for mitigation and there is a negative impact on local distinctiveness. There is also likely harm to the significance of a heritage asset but mitigation is possible.</p>
<p>Recommendation: Draft allocation.</p>

Table 12.21 Site HM9

Kirkby Malzeard Additional Allocation

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	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. 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	DG	N			Demolition of buildings / structures required. Redevelopment provides 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	R									Existing businesses on site will be displaced.

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 October 2016 consultation: Not to allocate
Amendment to Recommendation: Draft allocation.

Table 12.22 Site KM1

Markington Additional Allocation

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 .

Site Ref: MK8
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 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 October 2016 consultation: Not to allocate
Amendment to recommendation: Draft allocation.

Table 12.23 Site MK8

Marton cum Grafton Additional Allocation

Site Ref: MG8										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering 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	DG	R	R	DG	R			Good accessibility to local services but poor accessibility to rail services, secondary school, GP and 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.	O	LG		N	?	R	R			Some potential adverse effects but mitigation should be possible. Need not result in the loss of existing woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Landscape sensitivity rating: high. Landscape capacity: limited or no capacity to accommodate development or mitigate impacts.
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 air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	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 provision for cyclists with no prospect of improving. Poor provision for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							The site is within 400m of a bus stop. 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. 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 on site capable of re-use/conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site 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 Yew Tree Farm to the south of Marton. Positive social effects arise as 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. Further positive effects arise from good accessibility to bus services, primary school, shops, a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. The local primary school is likely to have spare capacity.										

Site Ref: MG8
Some potential adverse effects on biodiversity have been identified but mitigation should be possible. Significant adverse environmental impacts have been identified with limited or no capacity for the landscape to accommodate development or mitigate impacts, likely harm to the significance of a heritage asset and negative impacts on local distinctiveness.
Recommendation: Draft allocation.

Table 12.24 Site MG8

Melmerby Additional Allocations

Site Ref: MB6 (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.
6. Local needs met locally.	R	R	R	R	R	R	R	LG	Poor accessibility to local services but good access to employment.
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	DG	DG	LG	?	Y	Y		Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees - potential for woodland creation. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium landscape capacity to accommodate development proposed - can 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 air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. 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 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. 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.	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 Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								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	N	N		Mixed use could not be accommodated on the site.
15. Good quality employment opportunities available to all	LG	?							Site is being proposed for employment use.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will support local business expansion
<p>Summary: The site is located on the Melmerby Industrial Estate. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Negative social effects arise from the poor accessibility to local services. Some potential adverse environmental effects on biodiversity but these are relatively easy to mitigate and there is the potential for new woodland creation. Adverse landscape impacts can be mitigated in part and there is unlikely to be any harm to the significance of a heritage asset and no impact on local distinctiveness. Significant transport and/or accessibility problems arise but mitigation is possible. Poor connectivity to cycling routes and the lack of pavements does not encourage pedestrian access.</p>									

Site Ref: MB6 (employment)

Recommendation: Draft allocation.

Table 12.25 Site MB6

Site Ref: MB8 (employment)								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Site is proposed for employment use.
2. Conditions and services to engender good health.	n/a							Site is 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 proposed for employment use.
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	LG	Some accessibility to local services but poor accessibility to rail services, primary and secondary schools, GP and shops.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment- may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	Y	Y	Some potential adverse effects on biodiversity but relatively easy to mitigate. May result in loss of woodland or trees- 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. Medium landscape sensitivity. Medium landscape capacity to accommodate development proposed - can 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 have impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of 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 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. 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	n/a	DG					Site is within 400m of a bus stop. 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 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	LG	?						Proposed for employment. Public transport provision cannot be predicted a this stage.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will support local business expansion
Summary: The site lies to the west of Barker Business Park. There are positive economic and social effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Positive social impacts arise from good accessibility to bus services, that the site is large enough to incorporate new natural green space and add to green infrastructure. There is poor accessibility to rail services, primary and secondary schools, GP and shops. Adverse landscape impacts can be mitigated in part. Further negative environmental impacts arise from the likely harm to the significance of a heritage asset, although mitigation is possible, and negative impact on local distinctiveness.								

Site Ref: MB8 (employment)

Recommendation: Draft allocation

Table 12.26 Site MB8

Pannal Additional Allocations

Site Ref: PN17										
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 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	O			Some accessibility to local services but poor accessibility to bus, rail, secondary school, 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.	Y	LG	DG	N	?	O	R			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ 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. High/ Medium landscape sensitivity. Low landscape capacity to accommodate development proposed - 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 impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	O	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 to services. 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% 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 harm 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 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: PN17
<p>Summary: The site is located on Spring Lane and adjoins Spring Lane Farm. There are positive social effects as 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. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Some accessibility to local services but the local primary school is at or near capacity and likely to require expansion. Potential adverse effects on biodiversity are identified which are relatively easy to mitigate with positive effects occurring as the site is large enough to incorporate new natural green space and add to green infrastructure. Development need not result in the loss of trees/woodland. Negative landscape impacts are identified but mitigation opportunities are limited. Further negative environmental impacts arise in relation to the historic environment ,where likely harm to the significance of a heritage asset is identified, and in relation to impact on local distinctiveness. There are significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation .Further negative effects relate to poor accessibility to cycling routes and lack of pavements which does not encourage pedestrain access to services.</p>
<p>Recommendation: Draft allocation.</p>

Table 12.27 Site PN17

Site Ref: PN18 (employment)									
SA objective	Ratings								Analysis
	n/a	n/a							
1. Quality housing available to everyone.	n/a	n/a							Site is proposed for employment use.
2. Conditions and services to engender good health.	n/a								Site is 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 proposed for employment use.
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	O	R	R	O	Y	Y		Good accessibility to local services but poor accessibility to primary and secondary schools.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Proposed for employment- may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	R	R		Significant adverse effects on biodiversity. Need not involve loss of woodlands/trees and potential for significant woodland creation. The 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. Landscape sensitivity rating: high Landscape capacity: limited or no capacity to accommodate development or mitigate impacts.
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. Negative effects: Some adverse effect on surface water and watercourses - mitigation may not be possible. Loss of grade 3 agricultural land. A major road, the A61, lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	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. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome. Opportunity to provide new rail station.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Site is not within 400m of a bus stop. 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								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	LG	?							Proposed for employment. Public transport provision cannot be predicted a this stage.
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 is located to the north of Pannal. To the west the site is bounded by the A61 and along the western boundary runs the railway line. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Positive social affects arise from good accessibility to local services (with the exception of schools). There are significant adverse effects on biodiversity however, there									

Site Ref: PN18 (employment)

are also positive effects as the site has potential for significant woodland creation and is large enough to incorporate new natural green space and add to green infrastructure. Negative landscape impacts are identified and mitigation opportunities are limited. Further negative environmental impacts arise in relation to the historic environment, where likely harm to the significance of a heritage asset is identified, and in relation to impact on local distinctiveness.

Recommendation: Draft allocation

Table 12.28 Site PN18

Site Ref: PN19										
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 and large enough to accommodate new play area. 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 likely to 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	O	R	LG	R	Y			Good accessibility to services but poor accessibility to secondary schools and shops.
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. Loss of ancient woodland, aged or veteran trees. The 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. Landscape sensitivity rating: high Landscape capacity: limited or no capacity to accommodate development or mitigate impacts.
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. Negative effects: Some adverse effects on watercourses. 100% greenfield land. 50% or more Grade 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	O	LG				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. Convenient and safe pedestrian routes to access services and facilities. Severance can be overcome. Opportunity to enhance existing rail facilities.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Site does not lie within 400m of a bus stop however there is potential for improvement. Site lies 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									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	n/a	n/a								Proposed for residential only.

Site Ref: PN19						
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 north of Pannal Primary School and Pannal Green. Positive social effects arise as the site is large enough to provide a significant amount of affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Positive social effects arise as the site is accessible to bus and rail services, primary school, GP, employment and play area/amenity open space/outdoor sports and is large enough to accommodate a new sports facility and help meet a local shortfall. There is also the potential for mixed use development incorporating community facilities. The local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity have been identified but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Significant adverse environmental impacts have been identified with limited or no capacity for the landscape to accommodate development or mitigate impacts, likely harm to the significance of a heritage asset and negative impacts on local distinctiveness.</p>						
<p>Recommendation: Draft allocation.</p>						

Table 12.29 Site PN19

Tickwith Additional Allocation

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 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.

Site Ref: TW3							
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 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 October 2016 consultation: Not to allocate.</p>							
<p>Amendment to Recommendation: Draft allocation.</p>							

Table 12.30 Site TW3

Appendix 13 Assessment of New Settlement Draft Allocation

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		Potential to affect air quality initiatives. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 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	?	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.

Site Ref: GH11 (New/expanded settlement)							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses .
<p>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.</p>							
<p>Recommendation: New Settlement Draft Allocation.</p>							

Table 13.1 Site GH11

Appendix 14 Assessments of Amended Draft Allocations

- 14.1** Smaller versions of the following sites were assessed as part of the Draft Sustainability Appraisal October 2016 and were allocated in the Harrogate District Draft Local Plan 2016.⁽⁴⁾ As part of the consultation on the draft plan the landowners submitted amended boundaries for these sites therefore; the sites have been reassessed against the Sustainability Appraisal objectives and the results of these reassessments are provided
- 14.2** Following their reassessment it has been decided to include the following sites with amended site boundaries within the draft plan.

4 For further information please visit consult.harrogate.gov.uk/portal/pp/sa/sa16 and <https://consult.harrogate.gov.uk/portal/pp/dlp>.

Harrogate Amended Draft Allocations

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			Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 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	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. 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. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.

Site Ref: H49 (Housing)						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing will help support local businesses.
<p>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.</p>						
<p>Recommendation: Draft Allocation</p>						

Table 14.1 Site H49

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	Potential to impact on air quality. Some adverse effects on water courses but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Previously developed land. Loss of 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/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	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 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/conversion. 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 will help support local businesses.

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 14.2 Site H70

Bishop Monkton Amended Draft Allocation

Site Ref: BM4 (Housing - amended site boundary)										
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	O	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	DG	N	?	Y	O			Some potential adverse effects but mitigation possible. Need not result in the loss of woodland/tress. 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:area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			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. 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	?	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.
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 a primary school. Some adverse effects on the natural environment are identified but mitigation should be possible and the site is large enough to incorporate new natural greenspace and add to green infrastructure. There are unlikely to be adverse effects on the built environment and development of the site would provide										

Site Ref: BM4 (Housing - amended site boundary)

opportunities for good design. There are no transport problems and provision for cyclists is good however there are some pedestrian issues but mitigation is possible. 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 14.3 Site BM4

Appendix 15 Assessments of Amended Sites

- 15.1** Versions of the following sites were assessed as part of the Draft Sustainability Appraisal 2016 and a decision was made not to allocate them in the Harrogate District Draft Local Plan 2016.⁽⁵⁾As part of the consultation on the draft plan the landowners submitted amended boundaries for these sites therefore; the sites have been reassessed against the sustainability appraisal objectives and the results of these reassessments are provided on the following pages.
- 15.2** Following their reassessment against the sustainability appraisal objectives it has been decided not to include the following amended sites within the draft plan.

5 For further information please visit consult.harrogate.gov.uk/portal/pp/sa/sa16

Harrogate Amended Sites

Site Ref: H12 (amended site boundary)										
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	R	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	N	R	N			Demolition of buildings required. Negative impact on local distinctiveness. Mixed use development can be accommodated.

Site Ref: H12 (amended site boundary)							
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 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 15.1 Site H12

Site Ref: H24 (amended site boundary)										
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								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 (amended site boundary)

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.

Recommendation: Not to allocate.

Table 15.2 Site H24

Site Ref: H25 (amended site boundary)										
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 (amended site boundary)

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.

Recommendation: Not to allocate.

Table 15.3 Site H25

Site Ref: H31 (amended site boundary)										
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	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. 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			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

Site Ref: H31 (amended site boundary)

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 15.4 Site H31

Villages Amended Sites

Bishop Thornton

Site Ref: BT1 (amended site boundary)										
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	R								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	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	?	O	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	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. 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	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.

Site Ref: BT1 (amended site boundary)						
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 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.</p>						
<p>Recommendation: Not to allocate</p>						

Table 15.5 Site BT1

Farnham

Site Ref: FH2 (amended site boundary)										
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	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		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.
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: FH2 (amended site boundary)

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.

Recommendation: Not to allocate

Table 15.6 Site FH2

Marion cum Grafton

Site Ref: MG6 (amended site boundary)										
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.

Site Ref: MG6 (amended site boundary)

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 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 15.7 Site MG6

Sicklinghall

Site Ref: SK2 (amended site boundary)										
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	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 .

Site Ref: SK2 (amended site boundary)

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 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 15.8 Site SK2

Tockwith

Site Ref: TW8 (amended site boundary)										
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	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. 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.	na	na	na	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.

Site Ref: TW8 (amended site boundary)

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 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 15.9 Site TW8

Open Countryside

Site Ref: OC1 (amended site boundary)									
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 (amended site boundary)
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 15.10 Site OC1

