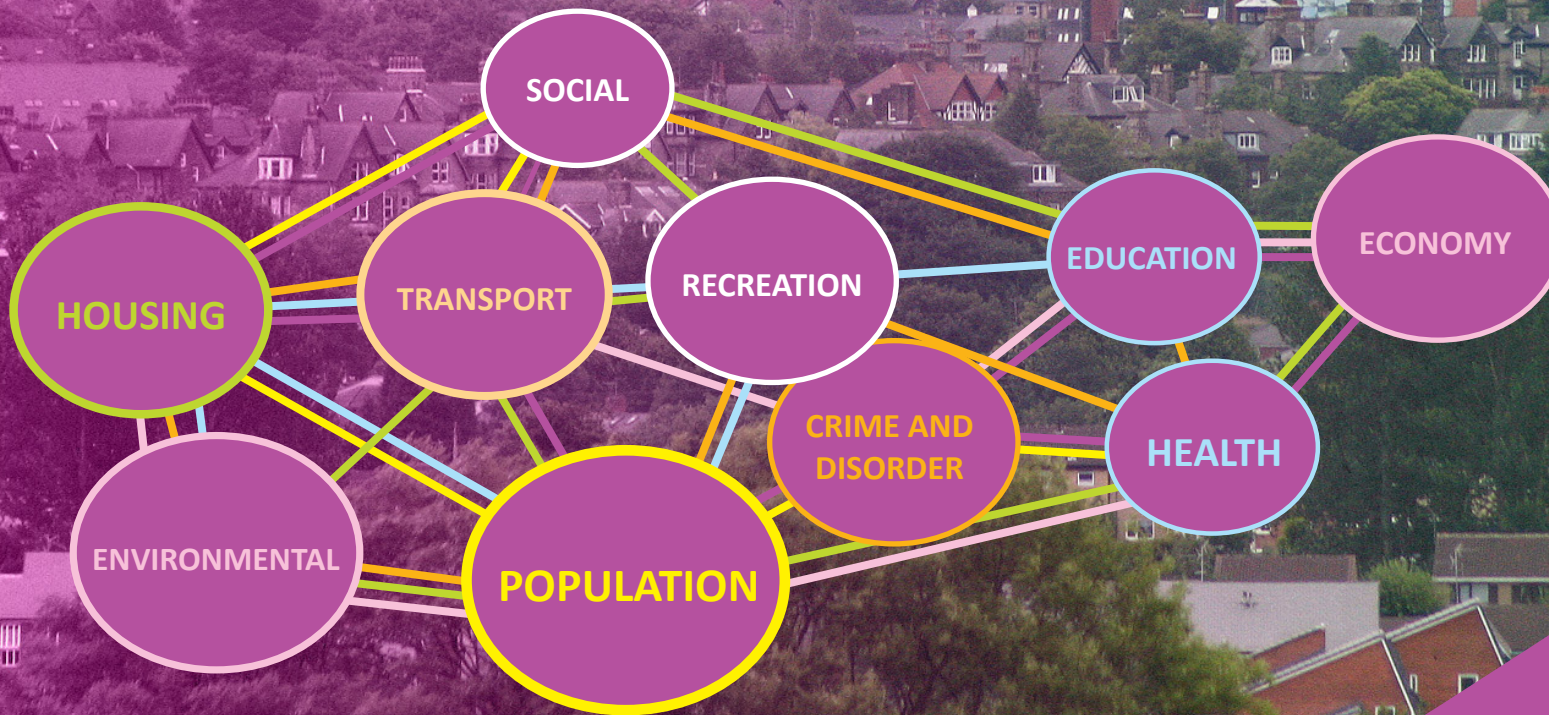




# Harrogate District Local Plan Publication Draft 2018

## SUSTAINABILITY APPRAISAL

January 2018





## i Information

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

- i.1** Harrogate Borough Council is holding a six week consultation from 26 January to 9 March 2018 on the Sustainability Appraisal to accompany the publication draft of the Local Plan.
- i.2** The Sustainability Appraisal provides an appraisal of the social, economic and environmental impact of the Draft Local Plan and provides details of:
- appraisal of the objectives of the Local Plan against the SA Framework;
  - an outline of the approach adopted to the development of the Sustainability Appraisal Framework, drawing on work previously undertaken for the Core Strategy and Sites and Policies DPD where this is still relevant, and the Interim Report, developing the process further to provide a robust framework for site selection and policy development;
  - individual SA/Site Assessments for draft site allocations are included at chapter 7 Assessment of Draft Allocations
  - initial assessments of two new settlement options are included at chapter 8 New Settlement Options; and
  - individual SA/Site Assessments for sites assessed but not identified as preferred options are included at appendix 7 Assessment of Other Site Options.
- i.3** The publication draft Local Plan and documents setting out its habitats regulation assessment and equalities analysis of the draft policies and site allocations are also available for consultation. You can read and comment on these documents via the council's portal [consult.harrogate.gov.uk/portal](http://consult.harrogate.gov.uk/portal).
- i.4** Further details of all sites submitted to the council for consideration as part of the Local Plan can be viewed in the Strategic Housing and Economic Land Availability Assessment.

### Where to find the information

- i.5** The SA is available to view online via the council's consultation portal at [consult.harrogate.gov.uk/portal](http://consult.harrogate.gov.uk/portal). Printed versions of the main consultation documents are available to view at the following locations during normal office hours:
- Civic Centre, St Luke's Mount, Harrogate, HG1 2AE
  - Knaresborough House, High Street, Knaresborough, HG5 0HW
  - Ripon Town Hall, Market Place South, Ripon, HG4 1DD
  - Libraries across the district and Poppleton library

- i.6** The publication draft plan and documents setting out the habitats regulation assessment and equalities analysis of the publication draft plan are also being consulted on. You can read and comment on these documents via the council's portal or at the locations set out above. Evidence base documents, which provide information to support the policies and allocations within the plan, are also available via the portal and the council's [evidence base web page](#).<sup>(1)</sup>

### Submitting your comments

- i.7** The consultation starts on 26 January and finishes at 4.30pm on 9 March 2018. You can submit your comments at any point during this period, but we would recommend that you don't leave it until the last day.
- i.8** To help you present your comments in the best way for the inspector to consider them, the Planning Inspectorate has issued a standard comment form that is available to complete on-line using the Planning Policy Consultation Portal at: [consult.harrogate.gov.uk/portal](http://consult.harrogate.gov.uk/portal)
- i.9** Alternatively you can download the comment form from the council's website [www.harrogate.gov.uk/localplan](http://www.harrogate.gov.uk/localplan) or collect a comment form from the locations set out above and return to us at:
- Planning Policy  
Planning and Development  
P.O. Box 787  
Harrogate  
HG1 9RW
- i.10** We ask that you use the comment form because it leads you to comment and answer in the way in which the inspector will consider comments at the public examination. Using the form to submit your comments also means that you can register your interest in speaking at the public examination.
- i.11** Please make sure you include your full name and address with any comments you submit, we cannot accept comments submitted anonymously, or with only a name and email address.
- i.12** Please only use one method of reply to avoid duplication of representations. All comments must be received by 4.30pm on Friday 9 March 2018. Comments received after this date will not be considered to be duly made and may not be taken into account in finalising the Local Plan.



### Registering with the consultation portal

- i.13** To submit your views using the consultation portal you must first login into the system; you will not be able to view the questions or enter your comments until you have logged in. If you are not currently on our Local Plan database you will need to register with our consultation system first. You can register at: [consult.harrogate.gov.uk](http://consult.harrogate.gov.uk)
- i.14** Registering with the system is a two step process; please make sure that you have completed both parts or you may find that you cannot login. You must complete all name and address fields in order for your comments to be validated.
- i.15** If you have already set up an account please **DO NOT** register again, (if you are already registered with our consultation database you will probably have received an email notifying you about the consultation). If you are already registered and have forgotten your username and/or password click on the 'Login/Register' button and follow the instructions.
- i.16** You only need to register as an 'Agent' if you are a planning agent i.e. a professional submitting comments on behalf of landowners and/or stakeholders.

### How will we use the information you give us?

- i.17** Once your comments have been submitted they will be checked and added to the on-line consultation system where you will be able to see your comments and those that have been made by others, (please be aware that comments not submitted via the portal may take longer to appear on the system). Your name, organisation if applicable, and comments will be displayed publicly, but no other personal information will be published.

### Data Protection Statement

- i.18** The consultation process requires you to supply personal information about yourself. The purpose of collecting these details is to help us understand who is contributing to our consultation process and so the council can keep you informed of the next steps in the process. Information will be stored on the Local Plan consultation portal and used solely in connection with the Local Plan and in accordance with the Data Protection Act 1988. Representations will be available to view on the council's website, although address and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential and will be available for inspection in full.

### Next steps

- i.19** We will submit all the comments we receive, together with the SA, to the government in Summer 2018 who will pass them to the Planning Inspectorate. The Planning Inspectorate will then appoint an inspector and set a date for a public examination of the plan. We expect that the examination will take place in Winter 2018.

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## 1 Non-Technical Summary

**1.1** Harrogate Borough Council is preparing a Local Plan for the district, which will cover the period 2014-2035. This sets out how much and where land should be provided to accommodate the new homes and jobs which are needed in the district. The plan also looks to facilitate new infrastructure provision to ensure that development is sustainable, for example provision of local facilities such as schools, community facilities and green infrastructure. Protection and enhancement of the district's high quality natural environment and built development is also addressed.

**1.2** The plan must be prepared in accordance with the requirements of Sustainability Appraisal (SA) as set out in the 2004 Planning and Compulsory Purchase Act and the EU Directive on Strategic Environmental Assessment (SEA). This Sustainability Appraisal undertaken to inform the Local Plan incorporates the requirements of the SEA.

### What is Sustainability and the Sustainability Appraisal?

**1.3** The key premise of sustainable development is that it should meet the needs of the present without compromising the ability of future generations to also do this. Sustainability Appraisal is a process of making decisions which seek to balance the economic, social and environmental factors associated with sustainability for positive benefit and to identify how well the Local Plan as a whole achieves this.

**1.4** This is an iterative process undertaken at every stage in the development of the local plan. This report documents the work undertaken so far. A diagram setting out the five stage process of SA and local plan preparation can be seen in Section 2.0 of the report in figure 2.1. This iteration of the SA accompanies the Publication Draft Local Plan 2018 consultation (Stage three in the diagram). Previous reports produced are:<sup>(2)</sup>

- [Harrogate District Local Plan: Draft Sustainability Appraisal Interim Report July 2015](#)
- [Harrogate District Local Plan: Draft Development Management Policies Consultation Sustainability Appraisal November 2015](#)
- [Harrogate District Draft Local Plan: Sustainability Appraisal October 2016](#)
- [Harrogate District Draft Local Plan: Sustainability Appraisal Addendum July 2017](#)

**1.5** The first steps undertaken for the SA were to establish the significance and influence of other plans, policies and programmes and identify matters which the local plan should consider, and set out the base line of social, economic and environmental

evidence to support the local plan. This is included in chapter 3 and Appendices 2 and 3 of the report and sets out the issues and trends, both positive and negative, which affect the District. From this work some key sustainability issues arise:

- Providing for the housing needs of all, in particular the provision of affordable housing.
- Meeting the requirement for jobs.
- Impact of development on water - flood risk, water quality and sewage
- Addressing climate change
- Reducing the need to travel
- Protection of the historic environment: archaeology, quality of the built environment and local distinctiveness
- Protection of the landscape and the management of new landscapes
- Protection and enhancement of eco systems, biodiversity and Green Infrastructure

### Sustainability Objectives

**1.6** The SA framework used is based on the aims and objectives developed in the Regional Sustainable Development Framework (RSDF) prepared by the former Regional Assembly. From the four objectives set out in 'A Better Quality of Life: a strategy for sustainable development in the UK 1999' the RSDF set out 15 aims, to which a further aim was added by the council to reflect the importance of the historic environment within the district.

**1.7** To assess the sustainability of the local plan the following 16 objectives, which relate to economic, social and environmental factors, have therefore been used. They have been tested against the National Planning Policy Framework (NPPF) and the local plan objectives, as they have developed through local plan preparation, in order to assess their compatibility:

1. Quality housing available to everyone.
2. Conditions and services to engender good health
3. Safety and Security for people and property
4. Vibrant communities that participate in decision making
5. Culture, leisure and recreation facilities available to all
6. Local needs met locally

<sup>2</sup> Details of all previous Sustainability Appraisal reports can be found at [consult.harrogate.gov.uk](https://consult.harrogate.gov.uk)



7. Education and training opportunities which build on the skills and capacity of the population
8. Biodiversity and importance of the natural environment
9. Minimal pollution levels
10. A transport network which maximises access whilst minimising detrimental effects.
11. Minimise greenhouse gas emissions and a managed response to climate change.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.
13. Protect and enhance the historic environment.
14. Quality built environment and efficient land use patterns
15. Good quality employment opportunities available to all
16. Conditions for business success, economic growth and investment.

**1.8** There are a number of indicators relating to each of these objectives and a framework and rationale for assessing individual sites has been developed against which sites can be compared and the most sustainable identified. The assessment uses a colour rating to show the degree to which a site allocation meets each objective, with red indicating significant negative effects and dark green significant positive effects, with a range of colour ratings in between. Further details are included in chapters 4 and 5 and Appendix 4.

#### **Assessment of growth Strategies through the sustainability appraisal process**

**1.9** Early in the process the SA addressed 11 potential growth strategies to identify the high level pros and cons of each which provided an indication of the potential overall social, economic and environmental effects of each strategy. The pros and cons were then used to identify the main benefits, risks, disadvantages and potential mitigation measures associated with each strategy. The criteria were developed in order to pick out the key elements within the SA objectives that are most relevant to a strategic assessment. For each criterion the strategies were scored green, generally positive, or red, generally negative. Where there was considerable uncertainty about some effects, an uncertain score was included. This assessment is set out in chapter 6 and associated appendix 6.

#### **Assessment of sites through the sustainability appraisal process**

**1.10** All sites submitted to the council for consideration following a 'call for sites' have been assessed. Chapter 7 includes the individual assessments of all draft allocations now included in the Harrogate District Local Plan: Publication Draft 2018. Each assessment includes a summary of positive and negative effects and identifies at what stage of the local plan process the site became a draft allocation. Key mitigation requirements are also identified and a link provided to the site requirements accompanying the

draft allocations included in chapter 10 of the Publication Draft 2018. The cumulative impacts of draft allocations have been identified on a settlement basis for Harrogate, Knaresborough, Ripon and Boroughbridge and cumulatively for the local plan as a whole.

**1.11** Appendix 7 includes the assessments of other sites assessed through the SA but not included as draft allocations in the plan.

#### **Assessment of New Settlement options through the sustainability appraisal process**

**1.12** Included in chapter 8.0 is an assessment of new settlement options submitted to the council for consideration through the local plan process, together with a new Broad Location for Growth, put forward by the council following responses received to the Harrogate District Local Plan: Additional Sites Consultation 2017.<sup>(3)</sup> The SA assessment also includes a commentary which provides an overview of the extent to which the options meet the 16 sustainability objectives. This has informed further work undertaken by the council included in the New Settlement Background Paper 2017.

#### **Assessment of draft local plan policies through the sustainability appraisal process**

**1.13** Draft local plan policies are also assessed through the sustainability appraisal process and the assessment included in chapter 9 charts the development, amendment and sustainability of these policies from the initial Draft Development Management Policies Consultation (2015), to the 2016 Draft Local Plan Consultation, and further amendments made following consultation which are now included in the Publication Draft 2018.

**1.14** In addition to the requirements set out in local plan policies to manage development, the local plan includes requirements, which have been informed by the sustainability appraisal, and seeks to mitigate adverse effects. These are set out in chapter 10 of the Publication Draft under the site allocation policies DM1: Housing Allocations, DM2: Employment Allocations and DM3: Mixed Use Allocations.

#### **Cumulative impacts, combined effects and short, medium and long term effects**

**1.15** The cumulative impacts of the local plan as a whole, in relation to each of the 16 sustainability objectives, has been assessed in a table included in chapter 10 and also includes the identification of combined, short, medium and long term effects. For example the provision of quality housing available to everyone (Objective 1 above) together with objectives 4, 10 and 15 suggest that significant positive social and economic cumulative effects are likely to be achieved in the medium and long term with more people able to both live and work in the district and adopt more sustainable travel behaviour. However, whilst meeting social and economic objectives concerns have been expressed that the effects of future growth on environmental objectives

may not be so positive. The local plan however seeks to redress the balance through local plan policies and the requirements for further assessment, enhancement and mitigation identified for each draft allocation. Cumulative impacts of the draft site allocations in Harrogate, Knaresborough, Ripon and Boroughbridge have also been undertaken on a settlement basis.

**1.16** The plan's policies also support the delivery of key sustainability elements such as promoting the need to be resilient to, and adapt to climate change, supporting sustainable travel, minimising flood risk, enhancement of green infrastructure.

**1.17** In addition the council has undertaken three studies relating to specific cumulative impacts: the Traffic Modelling Report, Infrastructure Delivery Plan and the Habitats Regulations Assessment which have informed local plan preparation.<sup>(4)</sup>

#### **Who was involved in the preparation of the sustainability appraisal?**

**1.18** The SA has been undertaken by a team of officers from the policy team at Harrogate Borough Council and has included the preparation of individual site assessments which have been informed by in house technical expertise in relation to the historic environment, ecology, landscape, land drainage, transport and air quality. External consultees have also contributed to the process, in particular, North Yorkshire County Council as the local highway and the education authority and utility providers have also been consulted. Meetings have also been held with Natural England and Historic England, as statutory consultees, following issues raised as part of the consultation process. The response to Local Plan consultations and comments on previous iterations of the Sustainability Appraisal have also informed the development of this latest iteration of the SA. A summary of consultation responses is included in appendix 5 and issues relating to site allocations are also recorded in the documents summarising key issues produced following local plan consultations. The process has involved the assessment of over 500 sites and the collation of many comments relating to each individual site.

#### **What happens next?**

**1.19** Following consultation on the Publication Draft Plan 2018 representations will be taken into account and the SA report amended as necessary to accompany the Submission Draft Plan to be sent to the Secretary of State and considered at Examination later in 2018.

## 2 Introduction

### Planning Policy Background

- 2.1** In 2009, under the former Local Development Framework system, Harrogate Borough Council was one of the first authorities to adopt its Core Strategy. Soon after this, work started on a Sites and Policies Development Plan Document (DPD) in order to deliver the growth strategy set out in the Core Strategy through the allocation of land for development and development management policies. However, between the adoption of the Core Strategy and the submission for Examination of the Sites and Policies DPD the government introduced significant changes to the planning system and national planning policy through the introduction of the National Planning Policy Framework (NPPF). Having reached an advanced stage in preparation of the DPD it was considered that submitting the plan for examination was the best way to meet the housing needs of the district.
- 2.2** However, at examination the Inspector raised significant concerns relating to the evidence base for employment provision, and that the housing growth being planned for represented a considerable shortfall when compared against objectively assessed need. His concerns had far reaching implications requiring a fundamental review of the council's strategic approach. The council therefore took the decision to withdraw its Sites and Policies Development Plan Document Submission Draft from Examination on 18 June 2014 and proceed with a new Local Plan for the Harrogate district.
- 2.3** Sustainability Appraisal (SA) work, was an integral part of the plan making process for both the Core Strategy and the Sites and Policies DPD and copies of the reports prepared can be viewed on the council's website. This had informed work already undertaken for the new local plan when the council consulted on a Scoping Report for the new Local Plan. Comments received at this stage then informed the Draft Sustainability Appraisal Interim Report July 2015 prepared to accompany the Issues and Options consultation for the Local Plan, held in July and August 2015, which focused on strategic issues and the scope of policies.<sup>(5)</sup>
- 2.4** A further targeted consultation on the Draft Development Management Policies to be included in the plan was held in November and December 2015, and further SA work published as an addendum to the Interim Report.<sup>(6)</sup>
- 2.5** In October 2016 the council consulted on a Draft Harrogate District Local Plan which was accompanied by a further iteration of the Sustainability Appraisal.<sup>(7)</sup> This updated the Interim Report and clearly charted changes in the appraisal process providing further assessment to inform the plan's growth strategy. The report also included a detailed appraisal of all sites submitted as part of the 'call for sites' and the most

sustainable sites to deliver the growth strategy were identified. This formed an important stage in the Site Selection Process as outlined in the Housing Background Paper 2016.<sup>(8)</sup> A further assessment of draft Development Management policies was also undertaken.

- 2.6** Following the October 2016 consultation the council reviewed both its housing and employment land requirements in early 2017 to take account of the latest demographic and economic forecasts. This resulted in the need to identify additional draft allocations for housing and employment. An Additional Sites Consultation was undertaken in July/August 2017 and was accompanied by Addendum One to the Draft Sustainability Appraisal 2016.
- 2.7** At each stage these reports informed the next stages of the process where appropriate and a summary of the comments received in response to these consultations, together with officer comments, are included at Appendix 5.

### Preparing the New Local Plan

- 2.8** This current iteration of the Sustainability Appraisal, to accompany the Publication Draft plan, updates the Sustainability Appraisal October 2016 and its Addendum and clearly charts changes in the appraisal process and the further development of the plan. In particular, this includes:
- updated objectives for the plan which are assessed against the 16 sustainability objectives
  - addressing the cumulative impacts of the plan as required by the SEA Directive. Cumulative impacts are assessed first on a settlement by settlement basis for sites in Harrogate, Knaresborough and Ripon. The cumulative effects of the Local Plan as a whole is then assessed in chapter 10.
  - linking individual site assessments/sustainability appraisals to the site requirements produced for site allocations included in the local plan. Together with the policies in the plan these address site mitigation requirements and are included under policies DM1: Housing Allocations, DM2: Employment Allocations and DM3: Mixed Use Allocations of the Publication Draft local plan.
  - Further assessment of options for a new/expanded settlement in chapter 8.
- 2.9** The report also includes an updated sustainability assessment of amended draft Development Management policies.

For further information please visit [consult.harrogate.gov.uk](http://consult.harrogate.gov.uk)  
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## Sustainability Appraisal (SA) and Strategic Environmental Assessment

- 2.10** There is a mandatory requirement under the Planning and Compulsory Purchase Act 2004 to undertake a Sustainability Appraisal of Local Plans. Sustainability Appraisal is a systematic and iterative process that identifies and reports on the likely significant effects of strategies and policies to ensure that decisions are made in accordance with the principles of sustainable development.
- 2.11** The sustainability appraisal seeks to promote sustainable development through the better integration of economic, social and environmental objectives and inform the process of local plan preparation. However, the sustainability appraisal can only show how sustainable the effect of a policy or site allocation is likely to be and identify where there are harmful effects which require mitigation. A balance between environmental, social and economic impacts also needs to be achieved, for example negative environmental impacts may be outweighed by positive social and economic effects.
- 2.12** Alongside this is a requirement to comply with the requirements of European Directive 2001/42/EC. This requires that a Strategic Environmental Assessment (SEA) be undertaken for plans and programmes which are likely to have significant effects on the environment. The requirements of the SEA Directive have been fully incorporated into this Sustainability Appraisal. Sustainability Appraisal is an essential part of the plan making process which must be integrated into it at each stage as shown in the diagram below. This iteration of the Report builds upon previous work undertaken and continues the process by refining further the elements included in stage B of the SA process in order to reach stage C to accompany the Publication Draft Local Plan. In particular, this has included further testing of the amended local plan objectives, linking individual site assessments to mitigation measures to address adverse effects, further testing of amended policies, and assessment of new/expanded settlement options. Cumulative and in-combination effects are assessed.

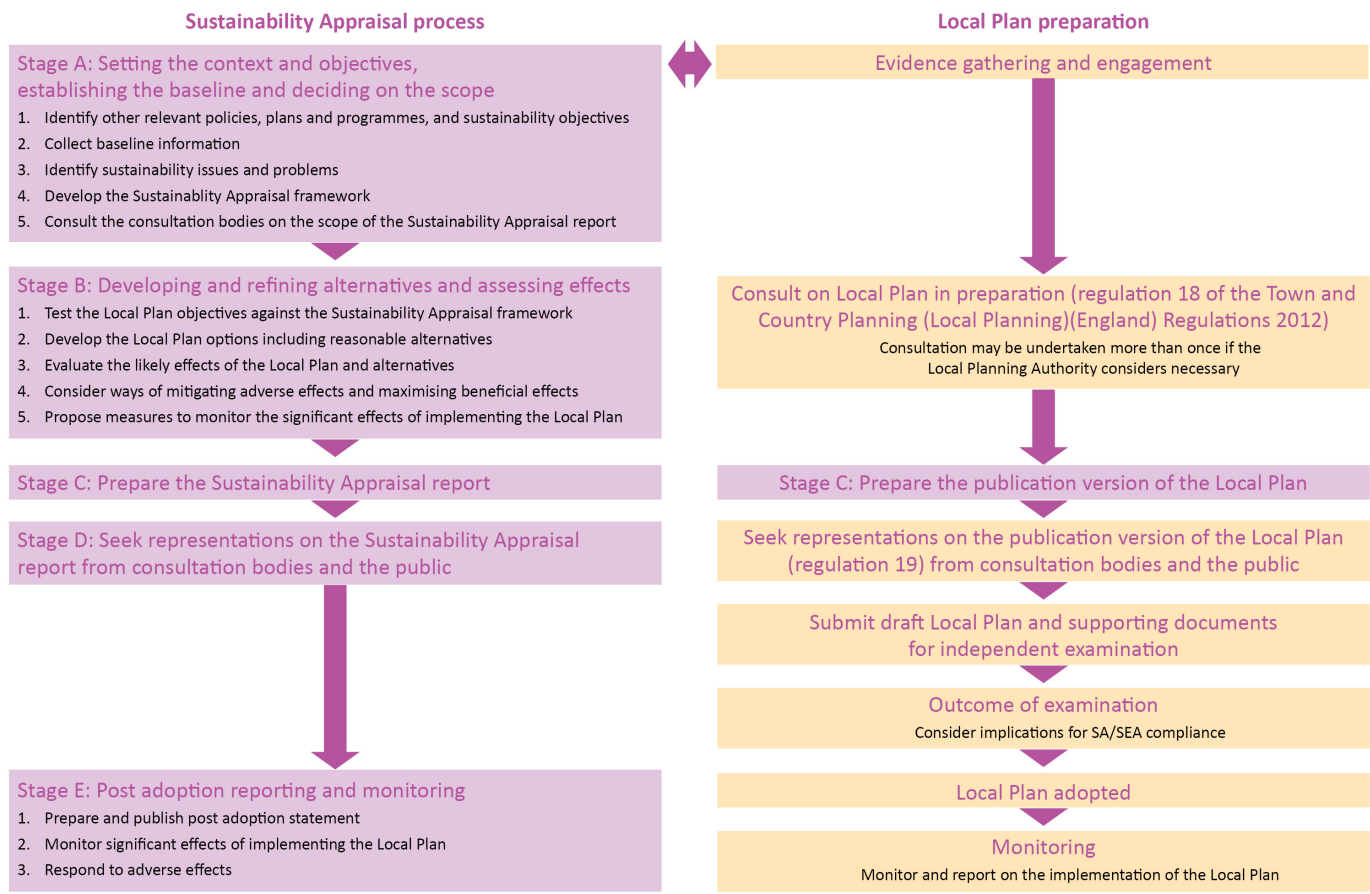
## Habitat Regulations Assessment

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

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

- 2.15** The stages in the Sustainability Appraisal process is compared to the local plan process in table 2.1.

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



source: planningguidance.planningportal.gov.uk. 2014

Figure 2.1 Stages in the Sustainability Appraisal process compared to the Local Plan process.



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

**2.16** This report builds upon the work undertaken for the Harrogate District Draft Local Plan Consultation 2016 and the Harrogate District Draft Local Plan: Additional Sites Consultation 2017 and refines the approach of the assessment further. Following identification of a preferred growth strategy the approach to defining a new settlement has also been identified. The assessment rationale included in Appendix 4, which combines a site assessment framework and the Sustainability Appraisal provides an integrated approach to the assessment of sites through the local plan process. SA also forms an important element in the site selection process set out in the Housing Background Paper.

**2.17** Summary tables of the sustainability appraisal site assessments for all site allocations can be found in chapter 7 of this report. The assessments of all other sites submitted to the council for consideration are included at Appendix 7.

### Draft Local Plan Objectives

**2.18** Local plan objectives have been tested against the sustainability appraisal framework and this has been reviewed and updated in chapter 3 of this report in the light of comments received following the Issues and Options Consultation held during Summer 2015 and the Draft Plan consultation in 2016.

### Report Structure

**2.19** The remainder of this report includes:

- a review of other plans, programmes and their objectives, detailed in Appendix 2, which identifies the significance and influence of other policies and plans on the local plan,
- a characterisation of the area drawn from the baseline information documented in Appendix 3 establishes the social, economic and environmental evidence to support the local plan and together with the review of other plans detailed in Appendix 2 and guidance included in NPPF, has helped to highlight a number of sustainability issues included in 3.0.
- assessing the SA objectives against NPPF for compatibility to ensure that the objectives are in line with NPPF;
- an updated appraisal of the revised objectives of the Local Plan against the SA Framework to ensure compatibility;
- development of the approach adopted to Sustainability Appraisal, drawing on work previously undertaken and developing the process further to provide a robust framework for site selection and policy development;
- individual SA/Site Assessments for draft site allocations which are included in chapter 7.

- SA assessment of new/expanded settlement options included in chapter 8.
- SA assessment of draft local plan policies in chapter 9.
- Individual SA/Site Assessments for sites assessed but not identified as preferred options are included at Appendix 7.
- Appendix 8 includes an assessment of draft policies.
- Assessment of the cumulative impacts of the local plan in chapter 10.

### Consultation

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

- Natural England
- Historic England
- Environment Agency

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

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

### Integration Between the SA and Other Documents

**2.22** Integration between the preparation of the Local Plan, the Sustainability Appraisal, SEA and Habitat Regulations Assessment is particularly important. The following table identifies the purpose and role of each document at the next key stages of consultation on the new local plan. This stage of the process is the Formal Publication consultation on the Local Plan January 2018 (Regulation 19). The implications of other key documents e.g. Strategic Flood Risk Assessment, Traffic Modelling and

Infrastructure Capacity Study will also inform local plan preparation. The Sustainability Appraisal/Strategic Environmental Assessment is a key stage in the Site Selection

Process set out in the Housing Background Paper 2016.

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

Local Plan Preparation Regulation 18 and 19 Consultations	SA process	SEA process	Habitats Regulation
<b>Draft Local Plan consultation October 2016 (Reg 18)</b>			
Select growth strategy and produce supporting draft policies and draft site allocations.	Assess selected growth strategy and draft sites and policies to deliver the strategy against sustainability objectives and criteria.	Assess selected growth strategy and draft sites and policies against environmental objectives and criteria. (incorporated within SA)	Assess whether any aspect of the draft plan would be likely to have a significant effect on a European site.
Additional Sites Consultation July/August 2017	Assess new sites put forward during consultation and reassess sites previously not identified as draft allocations.	Assess additional sites against environmental objectives and criteria ( incorporated in SA)	Assess whether additional sites would be likely to have a significant effect on a European site.
<b>Formal Publication consultation January 2018 (Reg 19)</b>			
	Adjust Sustainability Appraisal/SEA in light of consultation responses.	Adjust Sustainability Appraisal/SEA in light of consultation responses.	
Adjust Plan in light of consultation responses	Assess proposed changes against sustainability objectives and criteria.	Assess proposed changes against sustainability objectives and criteria.	Assess whether the proposed changes would be likely to have a significant effect on a European site.

Table 2.1 Relationship between key stages in the preparation of the Local Plan, and the preparation of the Sustainability Appraisal, the Strategic Environmental Assessment and the Habitat Regulations Assessment.

### 3 Establishing the Baseline and Providing a Context

#### Links to Other Strategies, Plans and Programmes

- 3.1 A review has been carried out of the other relevant plans, programmes and objectives set out in policies and legislation which may influence the development of the Local Plan. The review is included at Appendix 2 'Review of Plans, Policies and Programmes'.

#### The following strategies and plans have been reviewed:

##### International and European Context

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

##### National Context

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

##### Regional, Sub Regional and County

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

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

## Local

- Harrogate Borough Council: Corporate Plan 2014-2017 (Harrogate Borough Council, 2014)
- A Strong Local Economy: Action Plan 2015- 2020 (Harrogate Borough Council, 2015)
- Harrogate District Public Services Leadership Board Plan (Harrogate District Public Services Leadership Board, 2015)
- Harrogate District Community Safety Partnership Plan 2013-2014 (Harrogate District Community Safety Partnership)
- Harrogate District Climate Change Strategy (Harrogate Borough Council, 2010)

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

## 3.2

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

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

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

## Baseline Information

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

## Administrative context

- 3.4** Harrogate district lies within the county of North Yorkshire and is one of the largest districts in England, extending over some 1,308 sq km. It lies to the north of the Leeds/Bradford conurbation and immediately east of the Yorkshire Dales National Park. The district is predominantly rural in character but contains a number of important urban areas. The major settlements of Harrogate, Ripon and Knaresborough account for 65% of the district's residents. The smaller market towns of Pateley Bridge, Masham and Boroughbridge also provide local services and employment opportunities to surrounding populations. Around 25% of the district's population is spread across over 125 rural villages and hamlets or at scattered farmsteads and individual dwellings.
- 3.5** The A1(M) London-Edinburgh route passes through the district with connections to the M1 and the trans-pennine M62. Other important routes are the A61 Ripon-Harrogate-Leeds road and the A59 provides a link via Skipton into Lancashire and to the east of York and beyond. The Leeds-Harrogate-York railway line runs through the district and provides important connections to wider regional and inter-city networks at Leeds and York.

## Population

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



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

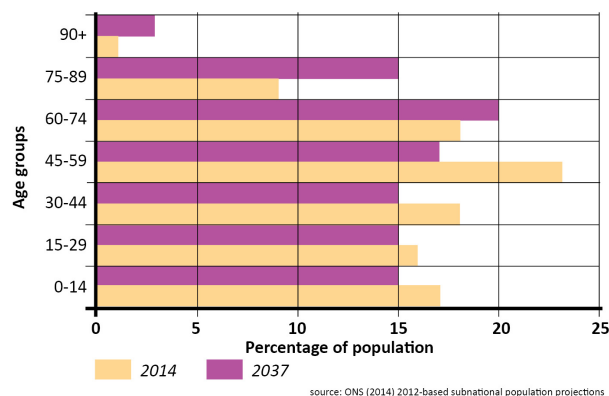


Figure 3.1 Population projections for 2014 and 2037 by age group.

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

### Housing

**3.8** The council updated the SHMA through the commission of a Housing and Economic Development Needs Assessment (HEDNA) in 2017. The HEDNA deals specifically with development needs and does not seek to redefine the housing market area due to the relatively recent SHMA update in 2017. The HEDNA concludes that the objectively assessed housing need in the district is 669 dwellings per year, which over the plan period equates to 14,049 new homes. In coming to this conclusion the HEDNA considers a range of factors which influence housing need, and in so doing captures the impact of past under delivery of housing through adjustments made to the starting point of the demographic projections.

**3.9** There is evidence that the current housing stock no longer meets the requirements of current and future needs. Residents often require two bedroomed dwellings rather than larger three and four bedroom dwellings which the district largely comprises. Approximately a third of households with support needs feel these are not met in their current home.<sup>(9)</sup> These include those with age related illnesses, an issue which is set to grow as the proportion of older people increases. There will be an increasing need for homes to be adapted or new dwellings built to meet these support needs.

### Economy

**3.10** Although in general the economy is healthy and in a favourable position in regards to employment rates, there is a divide between the residents of the district and those who work within the district. The local economy is diverse however the majority of job opportunities have been within the health and social care, accommodation, and food services industries.<sup>(10)</sup> In contrast, the industries that employ Harrogate district residents include human health and social work activities and professional, scientific and technical services.<sup>(11)</sup>

**3.11** The council has published the [Harrogate Economic Growth Strategy 2017–2035](#) which covers the whole district.<sup>(12)</sup> This strategy identifies its pro-active, prioritised approach to securing high-value growth and a sustainable local economy. Through a corporate commitment and partnership working the council is seeking to develop economic strengths and address economic weaknesses, by growing and attracting priority sector companies and generating new jobs that will result in an increase in average workplace wages.

9 GVA (2011) North Yorkshire SHMA Appendix 3: Harrogate Specific Analysis  
 10 Labour Insight (Burning Glass, 2015)  
 11 2011 Census

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

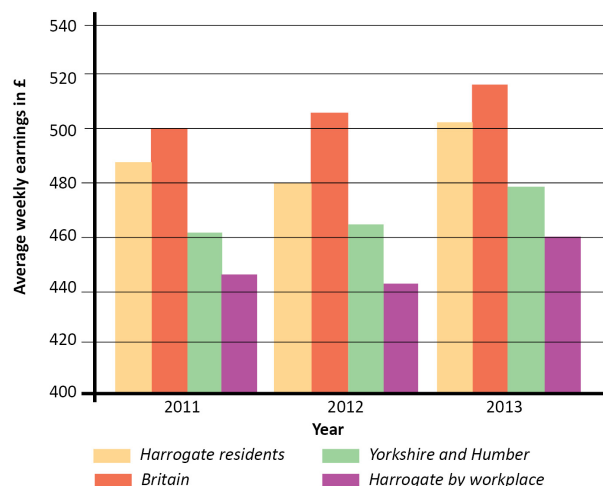


Figure 3.2 Average weekly earnings comparing people who live in Harrogate and those who work in Harrogate

**3.12** The district enjoys high levels of entrepreneurship. The district has a higher proportion of self-employed people, 14% in 2015 compared with 9% for Yorkshire and Humber and 10% for England. It is also reflected by a higher percentage of small business units compared to national and regional averages.<sup>(13)</sup> At the same time, the district has continued to see new business registrations well above the Leeds City Region average, and although registrations have reduced from a peak in 2009/10 this is considered to reflect an improving economy with more job opportunities rather than a decline in entrepreneurship.

**Transport**

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

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

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

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

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

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

13 2011 Census

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

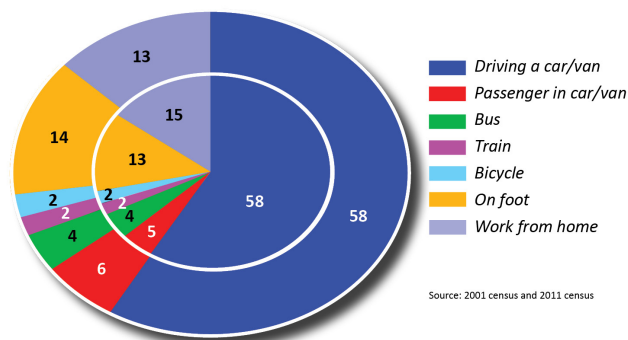


Figure 3.3 pie chart comparing method of travel in 2001 (outer circle) to 2011 (inner circle)

## Social Inclusion

- 3.18** The district is host to a range of cultural events and festivals including Harrogate and Ripon International Festivals, the Harrogate Crime Writing Festival, Knaresborough Feva and the Northern Aldborough Festival as well as a number of vibrant rural events, the largest of which being the Great Yorkshire Show. Regular events and groups are held across the district at village halls and public libraries. Participation in activities is above average. In addition, neighbourhood plans are being produced by residents of Ripon, Knaresborough, Rocliffe and Westwick, and Otley (a small part of Otley Neighbourhood Area is in Harrogate district).
- 3.19** There are various characteristics which could lead people to have a higher risk of social exclusion. The proportion of over 60 year olds within Harrogate district is projected to increase to over a third by 2037. An ageing population could have physical disadvantages limiting access to social activities. People on low incomes, minority groups such as non-English speakers and Travellers, as well as the decreasing population of young people may become marginalised and have limited access to social activities. Any policies will need to consider the impact on groups such as these.
- 3.20** Owing to the predominantly rural nature of the district, accessibility to services is considerably lower than more densely populated areas. The majority of the district is ranked within the worse 10% of England for geographical distance to services.<sup>(14)</sup>

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

- 3.21** Access to broadband is increasingly important for modern living and is often viewed as a fourth utility after gas, electricity and water. It is becoming an essential part of many people's lives, providing access to banking services, online educational resources, social interaction and entertainment. Across the district the Superfast North Yorkshire programme has already made considerable progress in extending the availability of superfast broadband (with speeds of 30+Mbps), and by June 2017 these services will be available to around 93% of the district's premises. In terms of settlements the investment currently being made will mean that the vast majority of the district's villages will have superfast broadband available by June 2017, and of those villages where superfast will not be available only a handful will not have available speeds that meet the Government's proposed minimum of 10+ Mbps.<sup>(15)</sup>

## Health

- 3.22** In general, the district enjoys a good standard of healthy living, with longer life expectancy and healthier lifestyles for residents. The percentage of physically active adults is above national and regional averages, and the mortality rate from preventable causes is below both averages. The percentage of residents affected by a long-term illness or disability is lower than the regional and national averages. In particular, the percentage of people limited a lot by their illness is significantly lower. Although the percentage of people who provide unpaid care is similar to national trends, Harrogate district differs in the amount of hours provided, with fewer people providing over 20 hours care a week- this may reflect better general health. The district is relatively affluent, although small pockets of deprivation do exist. Within the town of Harrogate there is one area within the Woodfield Ward that is ranked within the 20% most deprived in England.<sup>(16)</sup>
- 3.23** The percentage of children in poverty (after housing costs) across the district is broadly in line or slightly lower than other North Yorkshire districts, but significantly lower than the UK average. However, this figure does not tell the whole story; in 14 out of the district's 35 wards the proportion is higher than 15%, and in one ward the proportion is almost double the district average and is higher than the average for the UK. A major factor contributing to these figures is the high cost of housing in the district.
- Crime and Disorder**
- 3.24** Harrogate has experienced a slight rise in the number of violent crimes year on year for several years. Although the number of incidents remains lower than the county average this is an unfavourable trend with the district having the third highest of the

14 2010 English Indices of Deprivation (DCLG, 2010)

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

16 2015 English Indices of Deprivation (DCLG, 2015)

six North Yorkshire districts after Scarborough and Selby. Burglaries and vehicle crimes have remained low. The number of incidents of anti-social behaviour is lower than the county average but higher than many other North Yorkshire districts. In recent years the rate has fluctuated, however the most recent figures (2015/16) show an improvement.<sup>(17)</sup>

## Education

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

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

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

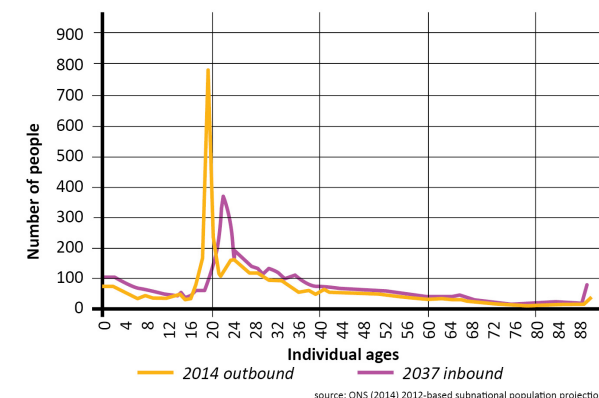


Figure 3.4 migration projections for 2014 show 18/19 year olds leaving the district and far less returning in their early 20s

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

## Local Distinctiveness

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

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

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

- 3.30** The Water Framework Directive has introduced much tighter standards in respect of the quality of water bodies and the use of water resources. As a result, the quality of the district's rivers is now perceived to be less favourable than in previous reports. The River Nidd from Birstwith to Crimple Beck and from Crimple Beck to the River Ouse both have unfavourably high levels of phosphate due to continuous treated sewage discharges. Oak Beck also fails the assessment for phosphate and diatoms due to combined (foul drainage and surface water) sewer overflows. Intermittent incidents from agriculture and sewerage assets contributed to the Crimple Beck failing the assessment for fish. Cundall Beck fails for invertebrate life; this is linked to enrichment due to the high proportion of treated sewerage making up the flow in drier months, runoff from agricultural land in wetter months and modifications made for land drainage. All these areas highlight the importance of understanding the impact of additional flows on the sewer network and infrastructure assets. Substantial investment from the water company would be required to reduce the phosphate levels and the Local Plan must consider the available capacity of the infrastructure and at the treatment works.<sup>(18)</sup>

### Pollution and Use of Resources

- 3.31** Air pollution is an issue with concentrations of pollutants in general increasing across the district. Air Quality Management Areas have been designated in Harrogate, Knaresborough and Ripon. An Air Quality Action Plan covering these areas is being updated.
- 3.32** The average energy efficiency of housing within the district is lower than regional and national averages and much lower than local authority owned dwellings. This will impact on the affordability of housing and may be a reflection of the high percentage

of older dwellings in the district's housing stock. If this issue were addressed it may help to ensure that the consumption of gas and reduction in greenhouse gas emissions continues to reduce.

- 3.33** Within the district domestic consumption of gas has been falling for almost ten years and continues to fall. This may be due to increasing numbers of existing dwellings becoming better insulated. However, after falling between 2007 and 2009, domestic consumption of electricity continues to rise. This is possibly due to increasing numbers of electrical powered technologies, including those designed to reduce the use of fossil fuels.
- 3.34** The percentage of residential development on previously developed land dipped significantly during the recession to around two thirds of new homes, although the position has been improving again since 2011/12 with around three quarters of new homes built on previously developed sites in 2014/15. Given the limited supply of brownfield land in the Harrogate district together with a need to substantially increase housebuilding rates, it is expected that this proportion will reduce as the Local Plan is implemented. Nevertheless the plan maintains strong support for the redevelopment of brownfield land, where it is not of high environmental value, and significant amounts of housing is expected to be delivered on such sites.
- 3.35** In 2012/13 a substantial percentage of dwellings were developed at a density of less than 30 dwellings per hectare (dph), however this was as a result of the characteristics of eight sites that necessitated a lower density. Looking at permissions granted in 2014/15, around 80% of these dwellings will be constructed at densities of 30dph or above.

### Limitations to Baseline Data

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

### Predicted Future Trends

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

### Social

- The recent recovery of the housing market has seen housing affordability deteriorate to levels worse than the previous peak in 2008, and while large



numbers of new dwellings have been permitted in recent years, poor housing completion rates are exacerbating this issue. It is anticipated that house prices will remain high.

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

#### Environmental

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

#### Economic

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

### Main Sustainability Issues

- 3.38** Sustainability issues include "existing environmental problems ... in particular those relating to any areas of a particular environmental importance ..." as required by the SEA Directive (Annex I (c)). These have been identified from analysis of the baseline information as part of the characterisation of the area, exploring the relationship with

other plans and programmes, existing information held by Harrogate Borough Council in connection with annual monitoring and other survey work and issues identified through previous SA work undertaken for the Core Strategy, Sites and Policies DPD and in the process of this local plan. These are set out below together with a commentary as to the implications for the Local Plan. The identification of sustainability issues has been fed into the Sustainability Appraisal Framework.

## Sustainability Issues

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

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

Table 3.1 Sustainability Issues

## 4 Sustainability Appraisal Framework

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

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

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

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

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

### Comparing the SA Objectives Against NPPF

**4.4** The SA framework is based on the aims and objectives developed in the Regional Sustainable Development Framework (RSDF) prepared by the former Regional Assembly. From the four objectives set out in 'A Better Quality of Life: a strategy for sustainable development in the UK 1999' the RSDF set out 15 aims, to which a further

aim was added by the council to reflect the importance of the historic environment within the district. These are listed below, together with extracts from the National Planning Policy Framework (NPPF) which support their continued use:

## Social progress which recognises the needs of everyone

### 1. Quality housing available to everyone

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

### 2. Conditions and services to engender good health

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

### 3. Safety and security for people and property

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

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

### 4. Vibrant communities which participate in decision making

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

### 5. Culture, recreation and leisure activities for all

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

## 6. Local needs met locally

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

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

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

## Effective protection of the environment

### 8. Biodiverse and attractive natural environment

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

### 9. Minimal pollution levels

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

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

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

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

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

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

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

## Prudent use of natural resources

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

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

### 13. Conserve and enhance historic heritage assets

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

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

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



## Maintenance of high and stable levels of economic growth and employment

### 15. Good quality employment opportunities available to all

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

### 16. Conditions for business success, economic growth and investment

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

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

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

## Appraisal of the Draft Local Plan Objectives Against the SA Objectives

4.5 In accordance with best practice and advice, the revised objectives of the Local Plan have been tested against the SA objectives to ensure compatibility and avoid any inconsistency. Testing the draft objectives of the Local Plan in this way has helped to refine them further. Similarly, the Local Plan objectives should be consistent with each other and the SA objectives will be one way of checking this. Where conflict is identified between objectives it is for decision makers to decide on priorities. Following reports accompanying the Issues and Options and Development Management consultations held in 2015, and the Draft Local Plan (regulation 18) consultation held in October 2016 the local plan objectives have been condensed and refined to create seven key objectives.

4.6 A key change to the local plan objectives through this process, and therefore their compatibility and consistency with the sustainability objectives, has been the recognition that in order to plan for the objectively assessed local plan housing requirement and associated employment land requirements, it may not always be possible to allocate land of lesser environmental value given the high quality environment of the district. Revised Local Plan objective 6 does however seek to create successful places that provide quality environments and enable communities and individuals to enjoy an excellent quality of life and Local Plan objective 7 seeks

to safeguard the natural environment for the benefit of present and future generations. The inclusion of site requirements and the requirement for the master planning of some sites as part of the local plan will be important in the accommodation of future growth and the retention of a quality environment.

4.7 The appraisal undertaken below continues to be carried out on the basis of the following assumptions:

- any development should have regard to the need to protect, conserve and enhance biodiversity, and the natural and historic environment;
- development should take place in a way that limits the potential for pollution and greenhouse gas emissions, and uses resources efficiently to limit waste production.
- that the local plan will include an appropriate policy framework to achieve the above.

4.8 The outcome of this latest assessment of the compatibility of the revised draft Local Plan objectives with the SA objectives is summarised in the matrix below. A commentary is then provided for those objectives, where there are acknowledged areas of uncertainty. No areas of inconsistency have been found. For completeness and to enable comparison this matrix is followed by the assessments undertaken at the Issues and Options Stage and the Draft Local Plan (Reg 18) 2016 Stage.

Publication Draft Local Plan, 2018

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Key</b> Compatible: green Inconsistent: red Uncertainty: yellow No link /neutral: blank	Quality housing available to everyone	Conditions and services to engender good health	Safety and security for people and property	Vibrant communities that participate in decision making	Culture, leisure and recreation facilities for all	Local needs met locally	Education and training opportunities	Biodiverse and attractive natural environment	Minimal pollution levels	Transport network that maximises access	Minimise greenhouse gas emissions	Prudent and efficient use of energy and resources	Protect and enhance the historic heritage assets	A quality built environment and efficient land use patterns	Good quality employment opportunities	Conditions for business success, economic growth and investment
1. To contribute to sustainable patterns of development	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
2. To support business, enterprise, and job creation in order to achieve a strong and sustainable economy throughout the district that provides a range of employment and training opportunities, including a higher proportion of high value jobs.						compatible	compatible	compatible	compatible	uncertain	compatible	compatible	compatible	compatible	compatible	compatible
3. Increase the supply of new housing to address housing needs for all.	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	uncertain	compatible	compatible	compatible	compatible	compatible	compatible
4. Facilitate the delivery of the infrastructure necessary to support a strong local economy, reduce the impacts of transport on the environment and communities, and enable reliable journeys between key centres regionally, nationally and internationally.	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
5. Manage the use of natural resources and respond positively to address climate change.	compatible	compatible	compatible	compatible				compatible	compatible		compatible	compatible		compatible		
6. Create successful places that provide quality environments and enable communities and individuals to enjoy an excellent quality of life.				compatible	compatible	compatible		compatible	compatible	compatible	compatible	compatible	compatible	compatible		
7. Safeguard the natural environment for the benefit of present and future generations.	compatible	compatible		compatible	compatible	compatible		compatible	compatible		compatible	compatible	compatible	compatible		

Commentary

**Local Plan Objective 2: To support business, enterprise, and job creation in order to achieve a strong and sustainable economy throughout the district that provides a range of employment and training opportunities, including a higher proportion of high value jobs.**

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

the North Yorkshire and York LEP and transport providers to ensure that a strong economy can be delivered in a sustainable way and that the necessary infrastructure can be provided.

**Local Plan Objective 3: Increase the supply of new housing to address housing needs for all.**

**4.10** SA Objectives 8 and 13: In order to meet the council's objectively assessed need for housing there is uncertainty over the ability to completely protect and enhance all the district's designated and non-designated historic heritage assets and biodiverse and attractive natural environment. This may also impact on one of the key assumptions upon which this Sustainability Appraisal is based, as identified in para 3.7, that: any development should have regard to the need to protect and enhance biodiversity and the natural and historic environment. The high quality of the District's environment, which includes the Nidderdale AONB and internationally protected sites for wildlife to the west of the district, together with an extensive area of green belt to the south,

means that there are significant constraints to development across a large part of the district. Outside of these areas sustainable growth is proposed in those areas with the best access to local services and where there is good access to public transport. Where there are adverse environmental impacts mitigation and enhancement is being sought and site requirements for each site are set out in the local plan. Many of these site requirements are derived from recommendations or comments received from technical experts in conservation, landscape and ecology. In many instances there is also the opportunity to provide enhancement, and add to green infrastructure, and in the case of the new settlement proposal at Green Hammerton the opportunity to create a new high quality environment.

the need to travel and/or encourage more sustainable travel. The new settlement option located at Green Hammerton, near two existing stations, provides the opportunity to create sustainable travel opportunities from the outset. However, there is still some uncertainty in relation to transport and accessibility issues associated with new development. In rural areas, there is likely to be greater uncertainty as transport by car is often the only transport option, making reducing the need to travel and/or encourage more sustainable travel more challenging, especially as public transport in rural areas is increasingly only provided on a commercial basis. This in turn raises uncertainties in relation to minimising greenhouse gas emissions. However, the increase in flexible working arrangements and working from home may have an impact.

**4.11** SA Objective 10: A significant amount of new housing is proposed in the main settlements of Harrogate, Knaresborough and Ripon, which have the best access to public transport and local services, and where there is the greatest potential to reduce

**Draft Local Plan, October 2016**

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

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

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

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>To support business, enterprise, and job creation in order to achieve a sustainable and diverse economy throughout the district that provides a range of employment, including apprenticeships and a higher proportion of high value jobs, the Local Plan will:</b>																

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

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>To create successful places providing quality environments that enable communities and individuals to enjoy an excellent quality of life, the Local Plan will:</b>																
6.Protect and enhance the roles of Harrogate, Knaresborough and Ripon as places providing a wider range of homes, jobs, shops, services and facilities; and Pateley Bridge, Masham and Boroughbridge as centres providing a good range of homes, jobs, shops, services and facilities.	compatible			compatible	compatible	compatible	compatible	compatible	compatible	uncertain	compatible	compatible	compatible	compatible	compatible	compatible
7.Support the retention and enhancement of services and facilities in villages and hamlets to protect their existing roles and enable rural communities to thrive.	compatible			compatible	compatible	compatible		compatible	compatible	uncertain	uncertain	compatible	compatible	compatible		
8.Encourage high quality design that responds positively to local character and contributes positively to local distinctiveness and health and well-being, including community safety.	compatible	compatible	compatible	compatible	compatible			compatible	compatible	compatible	compatible	compatible	compatible	compatible		
9.Help deliver appropriate sport and recreation facilities, play areas and accessible open space.	compatible	compatible		compatible	compatible	compatible		compatible	compatible					compatible		
10.Support bodies seeking to use neighbourhood planning tools that enable communities as a whole to take greater control of shaping new development in their neighbourhoods.				compatible		compatible	compatible									

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

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>To facilitate the delivery of the infrastructure necessary to support a flourishing local economy, reduce the impacts of transport on the environment and communities, and enable reliable journeys between key centres regionally, nationally and internationally, the Local Plan will:</b>																
12. Enable greater opportunities to travel on foot and by bike, and support increased access to public transport as well as improvements to the quality and frequency of services.		compatible		compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
13. Seek to ensure good rail, bus and road connectivity between key centres.				compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
14. Deliver infrastructure to accommodate and support new housing and employment sites, and seek ways for new development to contribute to reducing existing congestion.	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
15. Support the expansion of, and improvements to, electronic infrastructure- including high speed broadband and mobile telephony across the district.	compatible			compatible		compatible	compatible		compatible		compatible	compatible			compatible	compatible

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



## Commentary

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

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

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

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

**4.14** SA Objective 10: Attracting greater numbers of domestic and overseas visitors and maintaining Harrogate's position as a leading conference, exhibition and leisure destination has the potential to increase congestion in towns such as Harrogate, and also within more rural areas where there is limited scope to provide commercially viable public transport. Working closely with North Yorkshire County Council as the local highway authority, and other transport providers to improve accessibility will therefore be required.

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

**4.15** SA Objective 10: By protecting and enhancing the roles of those settlements that are likely to be the most sustainable it is considered reasonable to expect that there should be a high degree of compatibility with the SA objectives generally. However, as with Local Plan objectives 3, 5 and 7 there is uncertainty in relation to transport

and accessibility issues. However, Harrogate, Knaresborough and Ripon as the district's main settlements also have the best access to public transport, with Pateley Bridge, Masham and Boroughbridge having more limited services.

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

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

## Issues and Options July 2015

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

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

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

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

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

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

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

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>To facilitate the delivery of the infrastructure necessary to support a flourishing local economy, reduce the impact of transport on the environment and communities, and enable reliable journeys between key centres regionally, nationally and internationally, the Local Plan will:</b>																
18. Enable greater opportunities to travel on foot and by bike.		compatible		compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
19. Support increased access to public transport and improvements to quality and quantity.				compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
20. Seek to deliver good rail, bus and road connectivity between key centres.				compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
21. Deliver infrastructure to accommodate and support new housing and employment sites, and seek ways for new development to contribute to reducing existing congestion.	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
22. Support the expansion of good electronic infrastructure, including high speed broadband.	compatible			compatible		compatible	compatible		compatible		compatible	compatible			compatible	compatible

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>To safeguard the natural environment and manage natural resources, the Local Plan will:</b>																
23. Protect and enhance the Nidderdale Area of Outstanding Natural Beauty and locally important areas of high landscape quality.				compatible	compatible	compatible		compatible	compatible	compatible	compatible	compatible	compatible	compatible		
24. Protect internationally, nationally and locally designated natural habitats, and take opportunities to enhance their quality and biodiversity.				compatible				compatible	compatible		compatible	compatible		compatible		
25. Protect the widest range of Green Infrastructure assets to secure their eco systems services, and seek opportunities to improve their quality, extent, connectivity biodiversity, multi-functionality and access arrangements in order to maximise their contribution to wider environmental, social and economic objectives.	compatible	compatible		compatible	compatible	compatible		compatible	compatible		compatible	compatible	compatible	compatible		compatible
26. Secure development that is resilient to the consequences of climate change, including supporting and contributing to achieving sustainable flood risk management.	compatible		compatible	compatible				compatible	compatible		compatible	compatible		compatible		
27. Promote the efficient use of natural resources, including: reducing carbon emissions, the greater use of sustainable construction techniques, effective waste management that minimises the amount of waste requiring treatment and disposal, and avoiding the unnecessary sterilisation of mineral deposits.	compatible	compatible		compatible				compatible	compatible	compatible	compatible	compatible	compatible	compatible		

## Commentary

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

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

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

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

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

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

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

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

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

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



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

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

## 5 Developing a Draft Assessment Rationale

- 5.1** A standardised decision making rationale has been developed for appraising sites for housing and employment over a number of years of plan preparation. Over this time the procedure has been refined to make the process more robust allowing sites to be compared against the SA Framework and against each other on an equal basis.
- 5.2** As part of the initial work undertaken for the preparation of the Local Plan, and for the Interim Report, further refinement of the process has been undertaken to enable a more detailed assessment of site analysis factors within the SA, and to also develop a system of assessment which provides a greater number of scoring possibilities using a traffic light scoring system. This enables a clear comparison of sites to be made. This approach has arisen out of discussion with the key consultation bodies and is considered to be a more easily understood approach which will assist those commenting on the draft plan.
- 5.3** The draft assessment rationale for sites is set out alongside the SA Framework at Appendix 4. Summaries of individual site assessments undertaken for draft allocations are included in chapter 7 and for those sites not allocated in appendix 7. Maps of all sites can be found in the Strategic Housing and Economic Land Availability Assessment (SHELAA).<sup>(19)</sup>
- 5.4** An initial assessment of each Draft Local Plan policy against the SA objectives has also been undertaken and was the subject of consultation in November/December 2015.<sup>(20)</sup> This has been refined further as part of this document and updated following the Draft Plan Consultation in 2016. For each draft policy a table has been created and is included in chapter 9. The draft wording of the policy is included for reference and followed by three sections addressing the following:
- **Policy background:** a number of the policies originated from the withdrawn Sites and Policies DPD, but through consultation have been amended. Some policies also take forward elements of Core Strategy or Harrogate District Local Plan policies and others are completely new policies.
  - **SA assessment:** an initial narrative assessment, made as part of the Issues and Options Consultation in November/December 2015, identified whether draft policies had any significant effects on the SA objectives and this has been refined further as part of this report.
  - **Short/medium/long term effects:** consideration is then also given to whether these effects are short, medium or long term and if they might change over time as the policy has time to take effect.

19 Please visit [www.harrogate.gov.uk/shelaa](http://www.harrogate.gov.uk/shelaa)

20 Please visit [www.harrogate.gov.uk/sa](http://www.harrogate.gov.uk/sa)

## 6 Assessment of Growth Strategies

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

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

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

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

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

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

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

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

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

6.6 A growth strategy for the local plan is now set out in draft Policy GS2: Growth Strategy to 2035, and has been derived from the 3 options above. This includes those settlements within, or located in close proximity to the key public transport corridors that have the best access to public transport and therefore also a wide range of jobs, services and facilities within the district but also further afield. It includes Harrogate, Knaresborough and Ripon which are the settlements in the district that offer the greatest range of jobs shops and services, are well connected to each other, and to areas further afield. The sustainability appraisal/site assessments of the draft site allocations which deliver the growth option are included in chapter 7. A new settlement also forms part of the strategy and in the Harrogate District Draft Local Plan 2016 2 options at Flaxby and Green Hammerton were included making it clear that only one option would be taken forward. Further work undertaken resulted in the Additional Sites Consultation July-August 2017 identifying Green Hammerton as a preferred option. However, following the response to the consultation a new Chapter 8 of this report now draws together all the sustainability appraisals of potential sites put forward to the Council for consideration together with a new SA undertaken for a new approach identified by the Council in the Green Hammerton/Cattal area.

## 7 Assessment of Draft Allocations

## Harrogate Draft Allocation Sites

7.1 The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

Site Ref: H2 (Housing): Land north of Knox Lane, Harrogate										
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.	Y	R	R	R	R	R	R	R		Poor accessibility to local services but within 800m of a bus route offering a good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	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 adverse 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. 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.

Site Ref: H2 (Housing): Land north of Knox Lane, Harrogate							
15. Good quality employment opportunities available to all	na	na					Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will encourage investment and support local business expansion.
<p><b>Summary:</b> The site adjoins the northern edge of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. No transport and/or accessibility problems have been identified. Significant adverse effects on biodiversity have been identified and development of the site would lead to the loss of trees/woodland and Grade 3 agricultural land. Negative effects result from the site having poor accessibility to services and the local primary school is at or near capacity and likely to require expansion. Some positive effects arise from being within 800m of a bus route offering a good quality bus service. There would be adverse effects on the landscape, which is of high sensitivity not capable of accommodating development and with limited mitigation opportunities and on the historic environment and local distinctiveness.</p>							
<b>Recommendation October 2016 Consultation:</b> Not to allocate.							
<b>Amendment to Recommendation - July 2017 Additional Sites Consultation:</b> Draft allocation.							
<b>Key mitigation requirements in relation to:</b> Poor accessibility to local services, primary education, biodiversity, loss of trees, landscape impact, impact on historic environment and local distinctiveness.							
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.							

Table 7.1 Site H2



Site Ref: H16 (Employment): Playing fields, Harrogate College								
SA objective	Ratings							Analysis
	n/a	n/a						
1. Quality housing available to everyone.	n/a	n/a						Site is being proposed for employment use.
2. Conditions and services to engender good health.	n/a	R						Site is being proposed for employment use. Would affect existing sporting facility.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a	R						Site is being proposed for employment use. Contains features of recreational value.
6. Local needs met locally.	Y	LG	LG	LG	O	R	LG	Good accessibility to local services: but poor accessibility to local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	LG	LG	Some potential adverse effects on biodiversity but relatively easy to mitigate. Loss of woodland or trees but mitigation possible. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Landscape has capacity to accommodate development with mitigation.
9. Minimal pollution levels.	N	O	O	?	R	n/a	N	Potential adverse affect on a designated Air Quality Management Area. 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 green field site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	O	N		Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG	Negative impact on local distinctiveness but can be mitigated. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	LG	DG						Site is being proposed for employment use. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will encourage investment and support local business expansion.
<p><b>Summary:</b> Within the main built up area of the town the site consists of playing fields associated with the college. Some adverse environmental effects, most of which can be mitigated, and there is an opportunity to incorporate new natural greenspace and improve green infrastructure linking the town to open countryside to the south. Negative environmental effects arise from the potential adverse effect on air quality. Positive social effects are achieved as the site has good accessibility to local services and has accessibility to both bus and rail stations and good provision for cyclists and pedestrians. Positive economic effects arise from the provision of accessible, good quality employment opportunities, together with potential opportunities for apprenticeships and training.</p>								
<p><b>Recommendation:</b> Draft Allocation.</p>								

<b>Site Ref: H16 (Employment): Playing fields, Harrogate College</b>
<b>Key mitigation requirements in relation to:</b> Loss of existing sporting facility, affect on designated AQMA,.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM2: Employment Allocations.

Table 7.2 Site H16

Site Ref: H17 (Housing): Heath Lodge Care Home, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	LG	R	DG	O			Good accessibility to local services: but poor accessibility to GP and rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	N		N	?	N	N			Some potential adverse effects on biodiversity - mitigation should be possible. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	DG	n/a	R			Unlikely to impact on air quality. Neutral or slight impacts on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Over 75% of site is previously developed land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Severence not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> The site is currently a health care home and garden. Some adverse effects on the environment but these can be mitigated. In relation to social effects the site size allows for affordable housing to be provided and also contributes to positive economic effects in the creation of conditions for business success. The site also has positive social effects being accessible to open space/outdoor sports facilities, and has good accessibility to local services and facilities. Negative social effects as the local primary school is at or near capacity and likely to require expansion.</p>										
<p><b>Recommendation:</b> Draft Allocation.</p>										
<p><b>Key Mitigation requirements in relation to:</b> primary education, proximity to a major road (Otley Road).</p>										

Site Ref: H17 (Housing): Heath Lodge Care Home, Harrogate

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.3 Site H17

Site Ref: H18 (Housing): Greenfield Court, 42 Wetherby Road, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	Y	LG	Y	O			Good accessibility to local services: but poor accessibility to rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	N	DG	N	?	N	N			Some potential adverse effects on biodiversity. Mitigation required. Site is large enough to incorporate an area of natural/semi natural green space. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	DG	n/a	R			Unlikely to impact on air quality. Neutral or slight impacts on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Over 75% of site is previously developed land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle route. Convenient and safe pedestrian routes services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	DG	N			Demolition of buildings required but site redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<b>Summary:</b> The site includes two separate parcels of land within the built up area: a residential care home for the elderly and a private residential dwelling set in a large garden. Some potential adverse environmental effects in relation to biodiversity but the site is large enough for significant mitigation. In relation to social effects the site size allows for affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success. The site also has positive social effects as it is accessible to open space/outdoor sports facilities, and has good accessibility to local services and facilities. However, the local primary school is at or near capacity and likely to require expansion. Redevelopment of the site provides an opportunity for high quality design.										
<b>Recommendation:</b> Draft Allocation.										
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, proximity to a major road.										

Site Ref: H18 (Housing): Greenfield Court, 42 Wetherby Road, Harrogate

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.4 Site H18



Site Ref: H21 (Housing): Land at Kingsley Drive, Harrogate									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	LG	Y	R		Some accessibility to local services: but poor accessibility to rail services, primary and secondary schools and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	Y	Y		Some potential adverse effects on biodiversity. Loss of woodland/trees. Mitigation required and site is large enough to incorporate an area of natural/semi natural green space. Environment Agency - impacts cannot be predicted at this stage. Medium landscape capacity: can accommodate some development, some adverse impacts that may only be mitigated in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Potential to affect achievement of 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. Would involve loss of Grade 3 agricultural land. A railway line lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	DG	N			Minor transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG		Negative impact on local distinctiveness but opportunities for mitigation and improvements as part of a mixed use development.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> The site comprises open fields on the edge of the built up area. Some potential adverse effects on biodiversity and landscape but mitigation is possible and the site is large enough to incorporate an area of natural/semi natural greenspace. Development will result in the loss of grade 3 agricultural land. In relation to social effects the site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of good conditions for business success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, and can also provide for the needs of the area. A negative social effect is that the local primary school is at or near capacity and is likely to require expansion.</p>									

<b>Site Ref: H21 (Housing): Land at Kingsley Drive, Harrogate</b>
<b>Recommendation:</b> Draft Allocation.
<b>Key mitigation requirements in relation to :</b> primary education, biodiversity, landscape, proximity to railway line.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.5 Site H21

Site Ref: H22 (Housing): Land at Granby Farm, Harrogate										
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			Potential to impact on air quality. Some adverse affects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 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.
<b>Summary:</b> 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.										

<b>Site Ref: H22 (Housing): Land at Granby Farm, Harrogate</b>
<b>Recommendation October 2016 consultation:</b> Not to allocate.
<b>Amendment to Recommendation - July 2017 Additional Sites Consultation:</b> Draft allocation.
<b>Key Mitigation requirements in relation to:</b> primary education, biodiversity, historic environment and local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.6 Site H22

Site Ref: H23 (Housing): Land north of Kingsley Farm, Harrogate										
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			Potential to 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. 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.
<p><b>Summary:</b> 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.</p>										

<b>Site Ref: H23 (Housing): Land north of Kingsley Farm, Harrogate</b>
<b>Recommendation October 2016 consultation:</b> Not to allocate.
<b>Amendment to Recommendation - July 2017 Additional Sites Consultation:</b> Draft allocation.
<b>Key Mitigation requirements in relation to:</b> primary education, access to local services, provision for pedestrians, historic environment, local distinctiveness, transport and accessibility..
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.7 Site H23



Site Ref: H28 (employment): Land at Wetherby Road, Harrogate									
SA objective	Ratings								Analysis
	n/a	n/a							
1. Quality housing available to everyone.	n/a	n/a							Site is being proposed for employment use.
2. Conditions and services to engender good health.	n/a								Site is being proposed for employment use.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a								Site is being proposed for employment use.
6. Local needs met locally.	DG	R	R	R	R	Y	O		Some accessibility to local services: poor accessibility to rail, primary school, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	Y	Y		Some potential effects on biodiversity - mitigation possible. Loss of ancient woodland / aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium landscape capacity - able to accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	R	O	?	R	Y	R		Potential to impact on air quality. Some adverse effects of surface water on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield. Loss of grade 1, 2 or 3 agricultural land. Major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	DG	N			No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use could not be accommodated on the site.
15. Good quality employment opportunities available to all	LG	DG							Site is being proposed for employment use. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will support local business expansion.
<b>Summary:</b> The site comprises a number of fields to the south of the A61 Wetherby Road on the approach into Harrogate. Some negative environmental effects in relation to local distinctiveness and impact on the significance of a heritage asset but some opportunities exist for mitigation to reduce the harm. There are positive effects as there is an opportunity to incorporate new natural greenspace and improve green infrastructure linking the town to open countryside to the south. There is also the potential to have an adverse effect on air quality. Positive social effects are achieved as the site has good accessibility to local services, is within 400m of a bus stop, and can link into existing cycle routes, although there are some issues to be addressed for pedestrians. Positive economic effects arise from the provision of accessible, good quality employment opportunities, together with potential opportunities for apprenticeships and training.									

<b>Site Ref: H28 (employment): Land at Wetherby Road, Harrogate</b>
<b>Recommendation:</b> Draft allocation.
<b>Key Mitigation requirements in relation to:</b> access to local services, biodiversity, loss of woodland/trees, impact on historic environment and local distinctiveness,
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM2: Employment Allocations.

Table 7.8 Site H28

Site Ref: H36 (Housing): Former Police Training Centre, Yew Tree Lane, Harrogate										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG	O							Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area. Site is large enough to accommodate a new outdoor sports facility where a shortfall has been identified. Development would affect existing sporting facility but replacement facilities can be provided.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreational needs of the area. Development will result in the loss of recreation facilities.
6. Local needs met locally.	R	R	R	O	R	R	O			Some accessibility to local services: but poor accessibility to bus route,rail,primary school, GP and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	O	LG			Some potential effects but can be mitigated. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity/capacity: can accommodate development with mitigation.
9. Minimal pollution levels.	N	O	O	?	Y	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Part of site is previously developed land. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	LG				Some transport/and accessibility related problems - developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Site within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Some buildings capable of re-use/conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<b>Summary:</b> Formerly occupied by the National Police Improvement Agency (NPIA) the site is located on Yew Tree Lane to the west of Harrogate. Some potential environmental effects on biodiversity and landscape but these can be mitigated and the site is large enough to incorporate new natural green space and add to green infrastructure. Further positive environmental benefits relate to the re use of a brown field site and the ability to reuse some buildings. Negative effects are derived from the potential of										

<b>Site Ref: H36 (Housing): Former Police Training Centre, Yew Tree Lane, Harrogate</b>
development to impact on air quality and loss of Grade 3 agricultural land. Positive social effects are achieved as the site size enables a significant amount of affordable housing to be provided, which also contributes to positive economic effects in the creation of conditions for business success. Accessibility to amenity open space/recreation area and the ability of the site because of its size to provide a new play area and accommodate new outdoor sports facilities in an area where a shortfall has been identified is a further positive effect. There is limited accessibility to local services with further negative social impacts arising from the local primary school being at or near capacity and likely to need expansion.
<b>Recommendation:</b> Draft allocation.
<b>Key Mitigation requirements in relation to:</b> loss of sporting facilities, primary education, biodiversity, landscape, air quality, transport, historic environment, local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.9 Site H36

Site Ref: H37 (Mixed Use): Land at Station Parade, Harrogate									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	DG	LG	O	LG	DG	LG		Good accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N		No adverse effects identified. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	DG	R	Y	?	DG	na	R		Development will result in the clean up of contaminated land. Potential to adversely affect a designated Air Quality Management Area. Neutral or slight effects of additional surface water on nearby watercourses Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Land is approximately 75-100% previously developed land. A railway line and major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	DG	O	DG			Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	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. Will utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	R	O	DG		Negative impact on local distinctiveness but opportunities for mitigation and improvement. Provision of mixed use development.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> This is a key brownfield redevelopment site within Harrogate Town centre adjacent to the bus and rail stations. No adverse effects on biodiversity and the importance of the natural environment and redevelopment provides the opportunity to create a quality built environment. However, there are negative effects in relation to location adjacent to the railway line and a major road the A61, with the potential to adversely affect a designated Air Quality Management Area. Provision of affordable housing, accessibility to amenity open space and good access to local services are positive social effects, but the local school is at or near capacity and likely to require expansion. Provision of affordable housing and the potential for mixed use development create positive economic effects.</p>									
<p><b>Recommendation:</b> Draft Allocation.</p>									

Site Ref: H37 (Mixed Use): Land at Station Parade, Harrogate

**Key Mitigation requirements in relation to:** air quality, impacts of adjacent road and railway line, transport, impact on historic environment and local distinctiveness.

**Generic and site specific requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM3: Mixed Use Allocations.

Table 7.10 Site H37



Site Ref: H48 (Housing): Land adjacent to Kingsley Farm, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Provision of affordable housing will help reduce social isolation.
6. Local needs met locally.	Y	R	R	R	O	Y	R			Some accessibility to local services: but poor accessibility to rail, primary and secondary school and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R		N	?	Y	Y			Some potential adverse effects on biodiversity - mitigation possible. Development likely to result in loss of ancient woodland aged or veteran or trees protected by a TPO. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - key characteristics vulnerable to change. Medium landscape capacity - able to accommodate some development with part mitigation.
9. Minimal pollution levels.	N	?	O	?	R	Y	N			Some adverse effects of surface water on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	DG	N				Some transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Convenient and safe pedestrian routes. Severence is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m Site wholly Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								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><b>Summary:</b> The site lies adjacent to Kingsley Farm and is an overgrown field on the north eastern built up edge of Harrogate. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports facilities. Some adverse effects on biodiversity have been identified but mitigation is possible but development of the site would not lead to the loss of important trees/woodland and the best and most versatile agricultural land. The site has some accessibility to local services but the local primary school is at or near capacity and likely to require expansion. Positive social effects as the site lies within 400m of a bus stop and there is good provision for cyclists and pedestrians. The landscape, which is of medium sensitivity is capable of accommodating some development with mitigation but negative impacts arise from the impact on local distinctiveness and likely harm to the significance of a heritage asset.</p>										
<p><b>Recommendation:</b> Draft allocation</p>										

<b>Site Ref: H48 (Housing): Land adjacent to Kingsley Farm, Harrogate</b>
<b>Key Mitigation requirements in relation to:</b> primary education, biodiversity, loss of trees, landscape local distinctiveness.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.11 Site H48

Site Ref: H49 (Housing): Windmill Farm, Otley Road, Harrogate										
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 on biodiversity 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	R	O	DG			Would require demolition of existing structures/buildings. 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): Windmill Farm, Otley Road, Harrogate							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> 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><b>Recommendation:</b> Draft Allocation</p>							
<p><b>Key Mitigation requirements in relation to:</b> primary education, biodiversity, landscape, air quality, transport and accessibility, proximity to major road, harm to significance of heritage asset and local distinctiveness.</p>							
<p><b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.</p>							

Table 7.12 Site H49

Site Ref: H51 (Mixed Use): Land east of Lady Lane, Harrogate									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG							Accessible to play area/amenity open space/outdoor sports. Site is large enough to accommodate a new outdoor sports facility and help meet a local shortfall.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R						Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	Y		Poor accessibility to local services: but some accessibility to a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	O		Some potential adverse effects on biodiversity but mitigation should allow development. Need not lead to loss of woodland or trees/potential new woodland creation. Site large enough to incorporate new natural green space and add to green infrastructure. High landscape sensitivity and low/medium capacity to accommodate development - limited opportunities for mitigation Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Potential to affect air quality. Surface water effects but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of green field site. Loss of Grade 3 agricultural land. Site is close to B6162 Otley Road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N			Significant transport and/or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	DG		Buildings on site are capable of reuse. Negative impact on local distinctiveness but opportunities for mitigation and improvements.
15. Good quality employment opportunities available to all	DG	?							Mixed use scheme including housing and employment land.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.
<b>Summary:</b> A large site to the south west of Harrogate lying to the south of the Cardale Business Park. Some potential adverse effects on biodiversity but the site is large enough to incorporate new natural green space and add to green infrastructure. There are negative landscape effects with limited opportunities for mitigation and whilst development is likely to harm the significance of a heritage asset mitigation is possible. In relation to social effects the site size allows for a significant amount of affordable									

<b>Site Ref: H51 (Mixed Use): Land east of Lady Lane, Harrogate</b>
housing to be provided, which also contributes to positive economic effects by creating conditions for business success. Further positive social effects are achieved as the site is accessible to recreation facilities and is large enough to accommodate a new outdoor sports facility and help meet a local shortfall, and has some accessibility to a major area of employment. There are significant negative transport /accessibility/cumulative impacts to be resolved but mitigation is possible. The local primary school is at or near capacity and likely to require expansion.
<b>Recommendation:</b> Draft allocation
<b>Key Mitigation requirements in relation to:</b> primary education, biodiversity, landscape, transport and accessibility, harm to heritage asset, impact on local distinctiveness.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM3: Mixed Use Allocations.

Table 7.13 Site H51



Site Ref: H56 (Housing): Land to the north of Cow Dyke Farm, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, GP, local shopping facilities and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	O	DG	LG	?	R	R			Some potential effects on biodiversity but relatively easy to mitigate for. Likely to result in loss of woodland/trees - full mitigation not possible. Site is large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. High landscape sensitivity - limited capacity to accommodate development or mitigate. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			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. A major road - A59 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	DG	N				Some transport and/or accessibility related problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use can be accommodated on the site.
15. Good quality employment opportunities available to all	n/a									Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

<b>Site Ref: H56 (Housing): Land to the north of Cow Dyke Farm, Harrogate</b>
<b>Summary:</b> Located to the north of the A59 Skipton Road in Harrogate. This is a large agricultural field with negative landscape effects and loss of trees which will be difficult to mitigate. Some potential adverse effects in relation to biodiversity but these can be mitigated, and the site is large enough to incorporate new natural green space and contribute to green infrastructure. In relation to social effects the site size allows for a significant amount of affordable housing to be provided, which also contributes to positive economic effects by creating conditions for business success. Further positive social effects relate to the potential for mixed use development on the site, including the provision of community facilities, some accessibility to local services, the accessibility of the site to recreation facilities and the ability to accommodate a new play area. Development of the site has the potential to adversely affect the AQMA and there would be an adverse impact on the local primary school which may need expansion
<b>Recommendation:</b> Draft allocation.
<b>Key Mitigation requirements in relation to:</b> primary education, biodiversity, loss of woodland/trees, landscape, air quality, harm to significance of heritage asset and impact on local distinctiveness.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.14 Site H56

Site Ref: H63 (Mixed): Dragon Road car park, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	LG	O	LG	DG	LG			Good accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	N		LG	?	N	N			Some potential adverse effects on biodiversity -mitigation should be possible. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	DG	?	R			No impact on air quality. Neutral or slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 75-100% previously developed land. Site lies close to the railway.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Convenient and safe pedestrian routes to access services and facilities. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	N	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	DG									Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	DG			Site redevelopment provides an opportunity for high quality design. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use scheme including housing and employment land.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> The site consists of a surface level car park and holding area for the Harrogate International Centre off Dragon Road in Harrogate. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and can also meet the recreation needs of the local area. There is good accessibility to local services, although the local primary school is at or near capacity and may require expansion. Some adverse effects in relation to the natural environment but mitigation should be possible. There are no adverse effects on the built environment but development would provide the the opportunity to have a positive effect on the significance of a designated heritage asset. There are no transport/accessibility problems and provision for cyclists and pedestrians is good. Further positive effects relate to the site being brownfield which would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										
<p><b>Recommendation:</b> Draft Allocation</p>										

<b>Site Ref: H63 (Mixed): Dragon Road car park, Harrogate</b>
<b>Key Mitigation requirements in relation to:</b> primary education, proximity to railway line.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM3: Mixed Use Allocations.

Table 7.15 Site H63

Site Ref: H65 (Housing): Harlow Nurseries, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 dwellings plus. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	Y	Y			Some accessibility to local services: but poor accessibility to rail services, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O			Some potential adverse effects - mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - medium/low capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			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. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes, convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	N	DG							Bus stop not within 400m (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> The site consists of a series of greenhouses and operational buildings associated with Harrogate Borough Council's plant nurseries off Harlow Moor Road on the western side of Harrogate. There are potential adverse environmental effects in relation to biodiversity and landscape but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Adverse effects on the built environment can also be mitigated. Site size allows for a significant amount of affordable housing to be provided, contributing to positive social effects and also positive economic effects by creating conditions for business success. Further positive social effects arise from the site's accessibility to local services and the ability to meet its own recreation needs and help meet the recreation needs of the area. Negative social effects arise from the potential adverse impact on the local primary school which may need expansion. There are no transport/and or accessibility/cumulative impact problems which require substantial mitigation, but there is poor connectivity to cycle routes.</p>										

<b>Site Ref: H65 (Housing): Harlow Nurseries, Harrogate</b>
<b>Recommendation:</b> Draft allocation
<b>Key Mitigation requirements in relation to:</b> primary education, biodiversity, landscape, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.16 Site H65

Site Ref: H69 (Housing): Land to the east of Knox Hill, Harrogate										
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			Unlikely to have a negative impact on air quality. Some adverse effects of additional surface water discharge which 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 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.
<p><b>Summary:</b> 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 accessibility to local services, although there 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.</p>										

<b>Site Ref: H69 (Housing): Land to the east of Knox Hill, Harrogate</b>
<b>Recommendation October 2016 Consultation:</b> Not to allocate.
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key Mitigation requirements in relation to:</b> primary education, biodiversity, loss of woodland/trees, landscape, pedestrian access, impact on local distinctiveness.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.17 Site H69



Site Ref: H70 (Housing): Land east of Whinney Lane, Harrogate									
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. Loss of Grade 1,2 or 3 agricultural land. Previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N			Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	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): Land east of Whinney Lane, Harrogate
<p><b>Summary:</b> 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.</p>
<p><b>Recommendation:</b> Draft allocation.</p>
<p><b>Key Mitigation requirements in relation to:</b> primary education, landscape, air quality, adverse effects on water courses, transport and accessibility, harm to significance of a heritage asset, impact on local distinctiveness.</p>
<p><b>Generic and site specific requirements:</b>included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.</p>

Table 7.18 Site H70

## Harrogate Draft Allocations: Cumulative Effects

SA Objective	Cumulative Effects of Harrogate Draft Allocations
1. Quality housing available to everyone.	The housing allocations in Harrogate will have a positive effect on the supply of new housing (including affordable housing) within the district's main settlement. This will contribute to the delivery of a range of housing types and make a significant contribution to the district's objectively assessed housing requirement up to 2035. Eleven sites are capable of providing a significant amount of affordable housing.
2. Conditions and services to engender good health.	Provision for housing and employment, together with access to play areas, amenity open space/outdoor facilities and green infrastructure generally will have positive effects on health and wellbeing. On a number of larger sites there is the opportunity to incorporate new natural green space and add to green infrastructure which also has positive effects in relation to objective 8.
3. Safety and Security for people and property.	There are neutral impacts in relation to this objective as it is primarily dependent on the application of design policies and community policing. However there will be some positive effects from measures to design out crime considered as part of the detailed development of sites.
4. Vibrant communities that participate in decision making.	Provision of affordable housing and improvements to education facilities will have positive impacts on this objective.
5. Culture, leisure and recreation facilities available to all.	Site allocations will contribute to meeting the recreation needs of the area through individual site requirements and will have a positive impact.
6. Local needs met locally.	There are positive impacts in relation to this objective as many sites are within reasonable walking and cycling distance of services and facilities or in locations where this can be improved through site development and associated site requirements. Many sites in Harrogate have accessibility to good bus and rail services or are in locations where existing bus services can be extended or improved. This is likely to also bring wider benefits to the community as a whole.
7. Education and training opportunities which build on the skills and capacity of the population.	There are negative impacts in relation to the provision of primary school education as most schools in the town are at or near capacity and likely to require expansion or the provision of a new facility. North Yorkshire County Council as the Education Authority has identified the necessary mitigation requirements associated with development proposals.
8. Biodiversity and importance of the natural environment	There are both negative and positive impacts in relation to this objective which includes effects on biodiversity and landscape. Sites within the urban area are likely to have less negative impacts which can generally be mitigated by good integration of green infrastructure within developments. Developments on the urban edge of Harrogate are predicted to have negative impacts which are more difficult to mitigate especially in relation to landscape. Site requirements address the need to enhance the appearance of the urban edge and its integration with the countryside. A significant number of sites are large enough to incorporate new natural green space and add to green infrastructure.
9. Minimal pollution levels	There are few brown-field sites in Harrogate and therefore most sites have neutral effects in relation to this. In relation to air quality there is a designated AQMA at Woodlands Junction on Wetherby Road. The council is already working closely with the main local bus operator Transdev in relation to achieving fully electric buses in the town and is preparing a Sustainable Transport SPD. In a district with significant environmental constraints to the west, green belt and a significant amount of grade 1, 2 and 3 agricultural land some loss of agricultural land is inevitable if the Council is to meet its housing requirements. To reduce negative effects arising from the loss of high quality agricultural land a detailed BMVL agricultural land classification survey will be required to provide further information on larger sites and in relation to allocations on the best land. Where necessary this will inform mitigation requirements, including construction techniques which protect the soil. Site requirements identify where this information needs to be provided.
10. A transport network which maximises access whilst minimising detrimental effects.	Site requirements for new developments will include measures to encourage walking and cycling, and improved accessibility to bus and rail services. Cumulatively such measures have the potential to reduce negative impacts relating to road traffic and air quality. Highway improvements required to address the cumulative impacts of traffic will be informed by work being undertaken in partnership with NYCC as the local highway authority. These are also likely to contribute towards air quality improvements.
11. Minimise greenhouse gas emissions and a managed response to climate change.	Individual sites are unlikely to have a significant effect on their own. However cumulative impacts on climate change are likely to be negative. Policies in the plan and site requirements seek to minimise the impacts of development on climate change, including the requirement for vehicle charging points in new dwellings. However, national policy and the actions of other authorities are likely to be a significant factor in addressing climate change.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	Development is predicted to have negative impacts however as other Council/national policy in relation to waste and recycling develops over the plan period it is likely that there will be a move towards addressing these issues further. All sites have a negative score in relation to these issues.
13. Protect and enhance the historic environment.	A number of sites are within the vicinity of designated and non designated heritage assets. Mitigation requirements will address the design and layout of development to minimise adverse impacts and where possible have positive effects on the environment. Site requirements are key to achieving this.
14. Quality built environment and efficient land use patterns.	Site requirements for all sites included in the local plan address the need to achieve a high quality environment and efficient use of land, therefore having a positive effect on the local environment.
15. Good quality employment opportunities available to all	The provision of good quality employment sites within the District's main town will make a positive contribution to the provision of a range of employment opportunities. This in turn may reduce commuting out of the town for work and have a positive effect on impacts relating to road traffic.

SA Objective	Cumulative Effects of Harrogate Draft Allocations
16. Conditions for business success, economic growth and investment.	As the main settlement in the District sites are allocated for employment use and have a positive impact on this objective. There are few proposals which lead to the loss of existing employment sites.

Table 7.19 Harrogate Draft Allocations: Cumulative Effects

## Knaresborough Draft Allocation Sites

7.2 The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

Site Ref: K17 (Mixed Use): Former Cattle Market, Knaresborough									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	DG	O	Y	LG	DG	LG		Good accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N		No adverse effects identified. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	DG	DG	Y	?	DG	n/a	R		Clean up of contaminated land. Unlikely to have an impact on the Air Quality objectives. Neutral or slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Over 75% is previously-developed. Close to major road and railway.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m of the site. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	DG	N		Provides for the regeneration of a visually unattractive area. Buildings on site that are capable of re-use or conversion. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	LG	n/a							Site is suitable for employment use.

Site Ref: K17 (Mixed Use): Former Cattle Market, Knaresborough							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses .
<p><b>Summary:</b> The site comprises a vacant brownfield site within the town centre boundary of Knaresborough. No adverse effects on biodiversity however there are likely to be adverse effects on heritage assets which could be mitigated for. In relation to social effects the site size allows for affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success however there is a likely negative impact on the local primary school which may need expansion. There are further positive social effects as the site is accessible to local services and open space/outdoor sports facilities. Positive environmental effect include the cleaning up of visually unattractive and potentially contaminated land.</p>							
<p><b>Recommendation:</b> Draft Allocation</p>							
<p><b>Key mitigation requirements in relation to:</b> primary education, proximity to railway, harm to significance of heritage asset.</p>							
<p><b>Generic and site specific requirements:</b>included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM3: Mixed Use Allocations.</p>							

Table 7.20 Site K17

Site Ref: K23 (Housing): Land north of Bar Lane and east of Boroughbridge Road, Knaresborough										
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	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			Potential to have an impact on air quality objectives. Some adverse effects of additional surface water - mitigation possible. 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. Major road 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.
<p><b>Summary:</b> 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.</p>										

<b>Site Ref: K23 (Housing): Land north of Bar Lane and east of Boroughbridge Road, Knaresborough</b>
<b>Recommendation October 2016 consultation:</b> Not to allocate.
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> primary education, impact on air quality, biodiversity, loss of trees, landscape.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.21 Site K23



Site Ref: K24 (Housing): Land at Halfpenny Lane and south of Water Lane, Knaresborough										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	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			Potential to adversely affect a designated Air Quality Management Area. Some adverse effects on watercourses. 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.	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><b>Summary:</b> 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>										
<p><b>Recommendation October 2016 consultation:</b> Not to allocate.</p>										

<b>Site Ref: K24 (Housing): Land at Halfpenny Lane and south of Water Lane, Knaresborough</b>
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to :</b> primary education,biodiversity, landscape, air quality.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.22 Site K24

Site Ref: K25 (Housing): Land at Highfield Farm, Knaresborough									
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	DG	R						Provision of affordable housing will help reduce social isolation. 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.	DG	R	R	R	R	R	R	LG	Some accessibility to local services but poor accessibility to rail services, primary and secondary school, GP surgery, local shopping facilities
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	N	?	O	O		Some potential adverse effects but mitigation should be possible. The site is large enough to incorporate an area of natural/semi natural green space and significant woodland creation. Environment Agency - impacts cannot be predicted at this stage. High/low landscape sensitivity:area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	R	O	?	R	Y	R		Potential to adversely affect a designated Air Quality Management Area. Some adverse effects on watercourses. 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.	R	?	O	R	R	DG			Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure provision. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Significant barrier to accessibility making car use more attractive.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG						Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG		Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses
<b>Summary:</b> The site comprises open fields adjacent to the extant planning commitment at Manse Farm. Some potential adverse effects on biodiversity and landscape but mitigation is possible and the site is large enough to incorporate an area of natural/semi natural greenspace and significant woodland planting. In relation to social effects the site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business									

<b>Site Ref: K25 (Housing): Land at Highfield Farm, Knaresborough</b>
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 impact on local distinctiveness and there would be a adverse impact on the local primary school which may need expansion. Mixed use development could be accommodated on this site.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, landscape, air quality, adverse effects on water courses, transport and accessibility, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.23 Site K25

Site Ref: K37 (Housing): Land at Boroughbridge Road, Knaresborough										
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									Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new/play area.
3. Safety and security for people and property.	?									Dependent on application of design 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.
<b>Summary:</b> 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 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										

<b>Site Ref: K37 (Housing): Land at Boroughbridge Road, Knaresborough</b>
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.
<b>Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to :</b> primary education, biodiversity, landscape, air quality, harm to significance of a heritage asset, impact on local distinctiveness.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.24 Site K37

## Knaresborough Draft Allocations: Cumulative Effects

SA Objective	Cumulative Effects of Knaresborough Draft Allocations
1. Quality housing available to everyone.	The housing allocations in Knaresborough will have a positive effect on the supply of new housing (including affordable housing) within one of the district's main settlements. This will contribute to the delivery of a range of housing types and make a significant contribution to the district's objectively assessed housing requirement up to 2035. Three sites are capable of providing a significant amount of affordable housing.
2. Conditions and services to engender good health.	Provision for housing and mixed use development, together with access to play areas, amenity open space/outdoor facilities and green infrastructure generally will have positive effects on health and wellbeing. On a number of sites there is the opportunity to incorporate new natural green space and add to green infrastructure which also has positive effects in relation to objective 8.
3. Safety and Security for people and property.	There are neutral impacts in relation to this objective as it is primarily dependent on the application of design policies and community policing. However there will be some positive effects from measures to design out crime considered as part of the detailed development of sites.
4. Vibrant communities that participate in decision making.	Provision of affordable housing and improvements to education facilities will have positive impacts on this objective.
5. Culture, leisure and recreation facilities available to all.	Site allocations will contribute to meeting the recreation needs of the area through individual site requirements and will have a positive impact.
6. Local needs met locally.	There are positive impacts in relation to this objective as many sites are within reasonable walking and cycling distance of services and facilities or in locations where this can be improved through site development and associated site requirements. Many sites in Knaresborough have accessibility to good bus services or are in locations where existing services can be extended or improved. Access to a rail station is also available. This is likely to also bring wider benefits to the community as a whole.
7. Education and training opportunities which build on the skills and capacity of the population.	There are negative impacts on the provision of primary school education as most schools in the town are at or near capacity and likely to require expansion. North Yorkshire County Council as the Education Authority has identified the necessary mitigation requirements associated with development proposals.
8. Biodiversity and importance of the natural environment	There are negative impacts in relation to this objective which includes effects on biodiversity and landscape. In relation to biodiversity the proximity of a number of sites to the Hay a Park Site of Special Scientific Interest (SSSI) and Farnham Lake South SINC has raised issues about the cumulative impacts of draft allocations to the east of Knaresborough on these sites. Site requirements in the local plan require any planning applications on these sites to provide either a full or preliminary ecological survey, and in relation to K24, which is the nearest site to the SSSI, there is a site requirement to produce and agree an access management strategy with neighbouring landowners and Natural England, to fully investigate linking on-site green infrastructure with off-site recreational routes and green infrastructure assets, including those planned for sites K22 and K21. Hay a Park SSSI impact assessment reports are also required for K24 and K25. Likely positive effects occur as a significant number of sites are large enough to incorporate new natural green space and add to green infrastructure and draft Policy HP17 New Sports, Open Space and Recreation Development provides guidance on the amount of new space to be provided. Draft Policy NE5: Green Infrastructure sets out provision to be made by development proposals. In relation to landscape effects, sites on the urban edge of Knaresborough are predicted to have negative impacts. Draft Policy NE4: Landscape Character, sets out the requirement that development proposals need to be designed to enhance the appearance of the urban edge and its integration with the countryside. This is also a matter addressed in site requirements.
9. Minimal pollution levels	There are few brown-field sites in Knaresborough and therefore most sites have neutral effects in relation to this. In relation to air quality there is a designated AQMA at Bond End and the Council is working with North Yorkshire County Council as the local highway authority to bring forward junction improvements to address this problem. The Council is also working closely with the main local bus operator Transdev in relation to achieving fully electric buses in the town and is preparing a Sustainable Transport DPD to set out requirements in relation to the provision of electric vehicle charging points, provision for walking and cycling and other measures. In a District with significant environmental constraints to the west, green belt and a significant amount of grade 1, 2 and 3 agricultural land some loss of agricultural land is inevitable if the Council is to meet its housing requirements. To reduce negative effects arising from the loss of high quality agricultural land a detailed BMVL Agricultural Land Classification Survey will be required to provide further information on larger sites and in relation to allocations on the best land. Where necessary this will inform mitigation requirements, including construction techniques which protect the soil. Site requirements identify where this information needs to be provided.
10. A transport network which maximises access whilst minimising detrimental effects.	Site requirements for new developments will include measures to encourage walking and cycling, and improved accessibility to bus and rail services. Cumulatively such measures have the potential to reduce negative impacts relating to road traffic and improve air quality. Highway improvements required to address the cumulative impacts of traffic generated by local plan allocations will be informed by work being undertaken in partnership with NYCC as the local highway authority. These are also likely to contribute towards air quality improvements.
11. Minimise greenhouse gas emissions and a managed response to climate change.	Individual sites are unlikely to have a significant effect on their own. However cumulative impacts on climate change are likely to be negative. Policies in the plan and site requirements seek to minimise the impacts of development on climate change, including the requirement for vehicle charging points in new dwellings. However, national policy and the actions of other authorities are likely to be a significant factor in addressing climate change.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	Development is predicted to have negative impacts however as other Council/national policy in relation to waste and recycling develops over the plan period it is likely that there will be a move towards addressing these issues further. All sites have a negative score in relation to these issues.

SA Objective	Cumulative Effects of Knaresborough Draft Allocations
13. Protect and enhance the historic environment.	A number of sites are within the vicinity of designated and non designated heritage assets. Mitigation requirements will address the design and layout of development to minimise adverse impacts and where possible have positive effects on the environment. Site requirements are key to achieving this.
14. Quality built environment and efficient land use patterns.	Site requirements have been produced for all sites included in the local plan to ensure that new development achieves a high quality environment and efficient use of land, therefore having a positive effect on the local environment.
15. Good quality employment opportunities available to all	Whilst there are no new draft allocations for employment in Knaresborough there is an existing commitment for a mixed use development adjacent to the largest site allocation, K25. The provision of good quality employment opportunities in close proximity to residents of this site may reduce commuting out of the town to work and have positive effects on other objectives.
16. Conditions for business success, economic growth and investment.	There are few proposals which lead to the loss of existing employment sites. The mixed use allocation at the former cattle market will have positive effects on this objective. In addition the provision of a significant amount of affordable housing will help support existing businesses with the recruitment and retention of staff.

Table 7.25 Knaresborough Draft Allocations: Cumulative Effects



## Ripon Draft Allocation Sites

7.3 The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

Site Ref: R1 (Housing): Land adjacent to 63 Bondgate, Ripon										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	R	LG								Site size does not allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area.Does not contain features of recreational or amenity value.
6. Local needs met locally.	Y	R	O	R	O	Y	LG			Some accessibility to local services: but poor accessibility to secondary education and rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	N	N		N	?	N	N			No adverse effects identified.Environment Agency- impacts cannot be predicted at this stage.
9. Minimal pollution levels.	DG	DG	Y	?	DG	?	N			Clean up contaminated land. Unlikely to impact on air quality. Neutral or slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Brownfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	O	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Good provision for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m.Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources, and increase energy and water consumption and waste.Brownfield site.
13. Protect and enhance the historic environment.	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 redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	R	n/a								Loss of employment site.
16. Conditions for business success, economic growth and investment	R									Site is only being proposed for housing but provides a useful supply of low grade employment land.
<p><b>Summary:</b> This is a brownfield site within the city where development will result in positive environmental effects. In relation to social effects the site will allow affordable housing to be provided and the local primary school has spare capacity. However the site will not contribute towards the recreation needs of Ripon where a shortfall has been identified. There is some accessibility to local services but poor connectivity to cycle routes. Whilst development for housing will result in the loss of an employment site it is considered that on balance the benefits of the site for housing provision out-weigh the loss of this employment site.</p>										

<b>Site Ref: R1 (Housing): Land adjacent to 63 Bondgate, Ripon</b>
<b>Recommendation:</b> Draft allocation
<b>Key mitigation requirements in relation to :</b> improved connectivity to cycle routes.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.26 Site R1

Site Ref: R5 (Housing): Land north of King's Mead, Ripon									
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		No impact on air quality. Some adverse effects of additional surface water 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.
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.
<b>Summary:</b> 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.									
<b>Recommendation October 2016 consultation:</b> Not to allocate.									
<b>Amendment to Recommendation:</b> Draft allocation.									
<b>Key mitigation requirements in relation to:</b> biodiversity,loss of woodland, landscape, transport/accessibility, improved connectivity to cycle routes.									

Site Ref: R5 (Housing): Land north of King's Mead, Ripon

**Generic and site specific requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.27 Site R5

Site Ref: R6 (Housing): Land at Springfield Close Farm, Ripon										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	O		Poor accessibility to local services; but some accessibility to major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R	O		Some potential adverse effects - mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. High Landscape sensitivity- not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Unlikely to have an impact on the achievement of Air Quality objectives. Some adverse effects on watercourses 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.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	O	N				Minor transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> A well screened site on the edge of the built up area with some potential adverse environmental effects in relation to biodiversity, harm to the significance of a heritage asset, and impact on local distinctiveness, but mitigation should be possible. The site is large enough to incorporate an area of natural/semi natural green space. Negative impacts include loss of Grade 3 agricultural land. In relation to social effects the site will allow affordable housing to be provided reducing social isolation, and positive economic benefits are achieved by creating conditions for business success. Further positive social effects result from the site being accessible to open space/outdoor sports facilities and providing the opportunity to also contribute to meeting the recreation needs of the area. Negative social effects relate to the local primary school which is likely to be at or near capacity and may require expansion and poor accessibility to local services, although there is some accessibility to a major area of employment. Transport and accessibility issues can be overcome but there is poor provision for cyclists.</p>										
<p><b>Recommendation:</b> Draft allocation</p>										

<b>Site Ref: R6 (Housing): Land at Springfield Close Farm, Ripon</b>
<b>Key mitigation requirements in relation to :</b> primary education, biodiversity, landscape, provision for cyclists, iharm to the significance of a heritage asset,mprovement to local distinctiveness.
<b>Generic and site specific requirements:included in the Harrogate District Local Plan:</b> Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.28 Site R6

Site Ref: R8 (Housing): Land at West Lane, Ripon										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Site size is large enough to deliver new play area and new outdoor sports facility to help meet identified shortfall.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Opportunity to meet recreation needs of the area in addition to its own needs
6. Local needs met locally.	Y	R	R	R	R	Y	O			Some accessibility to local facilities; but poor accessibility to rail, primary and secondary schools and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	Y	Y			Some potential adverse effects on biodiversity - mitigation should be possible. May result in loss of woodland or trees- mitigation possible. Site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity and capacity: some development can be accommodated- can be mitigated in part.
9. Minimal pollution levels.	N	R	O	?	R	Y	N			Potential to affect designated air quality management area. Surface water effects 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.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	DG	N				Significant transport and/or accessibility/cumulative impact problems-substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severence is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of a bus stop (50+dwelling). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness but opportunities for mitigation. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> Located on the south-western edge of the built up area of Ripon and to the west of Quarry Moor SSSI. Some potential adverse environmental effects in relation to biodiversity and landscape but impacts can be mitigated and the site is large enough to incorporate new natural greenspace and add to green infrastructure. Further potential adverse effects relate to the potential of the site to adversely affect an Air Quality Management Area and development will lead to the loss of Grade 3 agricultural land. There are positive social effects as site size allows for the provision of a significant amount of affordable housing, which also has positive economic effects through the creation of conditions for business success. Further positive social effects derive from the site being large enough to deliver a new play area and outdoor sports facility to help meet an identified shortfall, some accessibility to local facilities, and access to a local primary school which is likely to have spare capacity. Transport and accessibility issues can be mitigated but there is poor connectivity to cycle routes.</p>										

<b>Site Ref: R8 (Housing): Land at West Lane, Ripon</b>
<b>Recommendation:</b> Draft allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, loss of woodland, air quality, transport and accessibility, connectivity to cycle routes, impact on historic environment and local distinctiveness.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.29 Site R8



Site Ref: R23 (Housing): Former Ripon Cathedral Choir School										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing.All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	O								Accessible to play area/amenity open space/outdoor sports. Development would affect existing sporting or recreational facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area.Contains features of recreation or amenity value which will be lost.
6. Local needs met locally.	Y	R	O	R	R	R	O			Some accessibility to local services:poor accessibility to rail, secondary school, GP, shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	Y	LG			Some potential adverse effects on biodiversity-mitigation possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Landscape sensitivity: medium. Capacity: high medium - can accomodate development with mitigation and enhancement.
9. Minimal pollution levels.	N	R	O	?	Y	?	N			Potential to adversely affect designated Air Quality Management Area. Surface water effects can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport/and accessibility related problems, including cumulative impacts but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Convenient and safe pedestrian routes to access services and facilities. Severence is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Not within 400m of a bus stop (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources, and increase energy and water consumption and wasteBrownfield site.
13. Protect and enhance the historic environment.	O									Likely to harm significance of a heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N			Some buildings on site are capable of reuse/conversion . Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na									Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> Located to the south-west of the built up area of Ripon this is the site of a former school and associated sports fields. Some potential adverse effects on biodiversity and landscape but mitigation possible and the site is large enough to incorporate an area of natural/semi natural green space. But there are adverse environmental effects as development is likely to result in loss of ancient woodland/veteran trees or those protected by TPO and has the potential to adversely affect an Air Quality Management Area. In relation to social effects the site size allows for the provision of affordable housing , which also has positive economic benefits as it contributes towards the creation of conditions for business success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities and is large enough to meet the needs of the local area, (however development of the whole site would result in the loss of existing facilities), has some accessibility to local services and facilities and a primary school with spare capacity.</p>										
<p><b>Recommendation:</b> Draft allocation in association with R24.</p>										

<b>Site Ref: R23 (Housing): Former Ripon Cathedral Choir School</b>
<b>Key mitigation requirements in relation to:</b> impact on existing sporting facility, biodiversity, loss of trees/woodland, air quality, transport /accessibility issues, connectivity to cycle routes.
<b>Generic and site specific requirements: included in the Harrogate District Local Plan:</b> Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.30 Site R23

Site Ref: R24 (Housing): Deverell Barracks, Ripon										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG	R							Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new outdoor sports facility to help meet identified need. Would affect existing sporting facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and likely to require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	R	O	R	R	R			Some accessibility to local services: but poor accessibility to bus service, rail station, primary school, GP, local shopping facilities and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	LG	LG			Some potential adverse effects - mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium/low landscape sensitivity: - area capable of accommodating development with mitigation and enhancement.
9. Minimal pollution levels.	N	R	O	?	DG	?	N			Potential to affect a designated 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. 75-100% previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	O	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access issues- mitigation possible.. Severence can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	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 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	R	DG	DG			Demolition of buildings would be required but site redevelopment provides an opportunity for high quality design. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	R	n/a								Loss of employment site.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> This is the site of the former Deverell Barracks currently being disposed of by the MOD together with the adjacent Claro Barracks (Site R 25). A brownfield site with some adverse environmental effects but mitigation is possible. Negative environmental effects relate to the site's potential to affect a designated Air Quality Management Area and this will need to be investigated further in association with the need to address significant transport impacts. In relation to social effects the site is capable of delivering										

<b>Site Ref: R24 (Housing): Deverell Barracks, Ripon</b>
significant affordable housing reducing social isolation, but will have an adverse effect on primary school provision and may require expansion of the local primary school. The site is accessible to a play area/amenity open space/outdoor sports and is large enough to accommodate a new outdoor sports facility to help meet identified need in the city. In this respect there is the opportunity to retain existing sports facilities on the site. There is poor accessibility to local services. Provision of affordable housing as part of the scheme will have positive economic effects providing an opportunity for high quality design. Development of this site in association with the adjacent Claro Barracks provides the opportunity to bring forward wider environmental, social and economic effects and provide the opportunity for high quality design.
<b>Recommendation:</b> Draft allocation in association with R25.
<b>Key mitigation requirements in relation to :</b> sporting facilities, biodiversity, loss of employment site, air quality, transport, Master planning with R24 and R27.
<b>Generic and site specific requirements:included in the Harrogate District Local Plan:</b> Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.31 Site R24

Site Ref: R25 (Mixed use): Claro Barracks, Ripon										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG	DG	O							Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new outdoor sports facility to help meet identified need. Would affect existing sport facility but replacement can be provided.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and likely to require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	Y	Y			No adverse effects identified. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity - Some adverse impacts on landscape and visual amenity that may be mitigated in part.
9. Minimal pollution levels.	DG	R	O	?	DG	?	N			Clean up of contaminated land. Potential to adversely affect a designated 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. Previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	O	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Convenient pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Brownfield site.
13. Protect and enhance the historic environment.	N									There is no Conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	DG			Some buildings on site are capable of conversion and site re-development provides an opportunity for high quality design. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	R	n/a								Loss of employment site.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> This is the site of the former Claro Barracks currently being disposed of by the MOD together with Deverell Barracks (Site R 24). A brownfield site with some adverse environmental effects on landscape and visual amenity but mitigation is possible. Negative environmental effects arise as the site has the potential to affect a designated Air Quality Management Area and this will need to be investigated further in association with significant transport impacts. Positive social effects arise from the site being										

<b>Site Ref: R25 (Mixed use): Claro Barracks, Ripon</b>
capable of delivering significant affordable housing reducing social isolation, but there will be an adverse effect on primary school provision which may require expansion of the local school. The site is accessible to a play area/amenity open space/outdoor sports area and is large enough to accommodate a new outdoor sports facility to help meet an identified need in the city. There is also the potential to retain existing sports facilities on the site. Retention of the technical employment area to the west of the site would provide a significant employment asset for the city resulting in positive economic effects. Mixed-use development can be accommodated as part of a masterplan for this site and the adjacent Deverell Barracks site bringing wider environmental, social and economic benefits to the city and providing the opportunity for high quality design.
<b>Recommendation:</b> Draft allocation in association with R24.
<b>Key mitigation requirements in relation to :</b> sporting facilities, biodiversity, loss of employment site, air quality, transport and accessibility, Master Planning with R24 and R27.
<b>Generic and site specific requirements:included in the Harrogate District Local Plan:</b> Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM3: Mixed Use Allocations

Table 7.32 Site R25

Site Ref: R27 (Housing): Laver Banks, Clothholme Road, Ripon								
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	Clean up of contaminated land. Potential to adversely affect a designated Air Quality Management Area. 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.
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.
<b>Summary:</b> 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 and employment. 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								

<b>Site Ref: R27 (Housing): Laver Banks, Clotherholme Road, Ripon</b>
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, impact on air quality and development within an area at risk of flooding.
<b>Recommendation October 2016 consultation:</b> Not to allocate
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, landscape, air quality, transport and accessibility, Master Planning with R24 and R25.
<b>Generic and site specific requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.33 Site R27



## Ripon Draft Allocations: Cumulative Effects

SA Objective	Cumulative Effects of Ripon Draft Allocations
1. Quality housing available to everyone.	The housing allocations in Ripon will have a positive effect on the supply of new housing (including affordable housing) within one of the district's main settlements. This will contribute to the delivery of a range of housing types and make a significant contribution to the district's objectively assessed housing requirement up to 2035. The development of the Barracks sites will enable a significant amount of affordable housing to be provided.
2. Conditions and services to engender good health.	Provision for housing and mixed use development, together with access to play areas, amenity open space/outdoor facilities and green infrastructure generally will have positive effects on health and wellbeing. On a number of sites there is the opportunity to incorporate new natural green space and add to green infrastructure which also has positive effects in relation to objective 8.
3. Safety and Security for people and property.	There are neutral impacts in relation to this objective as it is primarily dependent on the application of design policies and community policing. However there will be some positive effects from measures to design out crime considered as part of the detailed development of sites.
4. Vibrant communities that participate in decision making.	Provision of affordable housing and improvements to education facilities will have positive impacts on this objective.
5. Culture, leisure and recreation facilities available to all.	Site allocations will contribute to meeting the recreation needs of the area through individual site requirements and will have a positive impact. In particular, the redevelopment of the barracks sites provides the opportunity to take advantage of existing sporting facilities on site and provide facilities where there is an identified shortfall.
6. Local needs met locally.	There are positive impacts in relation to this objective as many sites are within reasonable walking and cycling distance of services and facilities or in locations where this can be improved through site development and associated site requirements. The location of most draft allocations to the west of the City provides the opportunity to improve bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	There are negative impacts on the provision of primary school education as most schools in the City are at or near capacity and likely to require expansion. North Yorkshire County Council as the Education Authority has identified the necessary mitigation requirements associated with development proposals.
8. Biodiversity and importance of the natural environment.	There are both negative and positive impacts in relation to this objective which includes effects on biodiversity and landscape. In relation to biodiversity development at the Barracks, especially the area to the south provides the opportunity to mitigate impacts and put in place measures for the proper management of this area. In relation to landscape effects, sites on the urban edge of Ripon are predicted to have negative impacts. Draft Policy NE4: Landscape Character, sets out the requirement that development proposals need to be designed to enhance the appearance of the urban edge and its integration with the countryside. This is also a matter addressed in site requirements and a number of sites are large enough to incorporate new natural green space and add to green infrastructure.
9. Minimal pollution level	In Ripon a significant amount of development is proposed on brown-field sites which has positive effects as it reduces the amount of greenfield land allocated for development. Development of these sites, although on the urban edge of the settlement, benefit from existing significant green infrastructure. In relation to air quality there is a designated AQMA at High and Low Skellgate and the Council is working with North Yorkshire County Council, as the local highway authority, to bring forward improvements to address this problem. The Council is also working closely with the main local bus operator Transdev in relation to achieving fully electric buses which operate on the Leeds Harrogate Ripon service the route of which passes through the AQMA. The Council is also developing a council policy on electric vehicle charging points. Whilst most development in Ripon will take place on brownfield land there are several green-field sites. To reduce negative effects arising from the loss of high quality agricultural land a detailed BMVL Agricultural Land Classification Survey will be required to provide further information. Where necessary this will inform mitigation requirements, including construction techniques which protect the soil. Site requirements identify where this information needs to be provided.
10. A transport network which maximises access whilst minimising detrimental effects.	Site requirements for new developments will include measures to encourage walking and cycling, and improved accessibility to bus services. Cumulatively such measures have the potential to reduce negative impacts relating to road traffic and improve air quality. Highway improvements required to address the cumulative impacts of traffic generated by local plan allocations will be informed by work being undertaken in partnership with NYCC as the local highway authority.
11. Minimise greenhouse gas emissions and a managed response to climate change.	Individual sites are unlikely to have a significant effect on their own. However cumulative impacts on climate change are likely to be negative. Policies in the plan and site requirements seek to minimise the impacts of development on climate change, including the requirement for vehicle charging points in new dwellings. However, national policy and the actions of other authorities are likely to be a significant factor in addressing climate change.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	Development is predicted to have negative impacts, however as other Council/national policy in relation to waste and recycling develops over the plan period it is likely that there will be a move towards addressing these issues further. All sites have a negative score in relation to these issues in the SA assessment.
13. Protect and enhance the historic environment.	A number of sites are within the vicinity of designated and non designated heritage assets. Site requirements will ensure that the design and layout of development minimises adverse impacts and where possible has positive effects on the environment.

SA Objective	Cumulative Effects of Ripon Draft Allocations
14. Quality built environment and efficient land use patterns.	Site requirements have been produced for all sites included in the local plan to ensure that new development achieves a high quality environment and efficient use of land, therefore having a positive effect on the local environment.
15. Good quality employment opportunities available to all	The provision of good quality employment as part of mixed use development at the barracks will make a positive contribution to the provision of a range of employment opportunities. This in turn may help to reduce commuting out of the City to work and have positive effects on objectives 9 and 10.
16. Conditions for business success, economic growth and investment.	The mixed use allocation at the Barracks will have positive effects on this objective by adding to the range of employment opportunities in the City. This in turn may reduce commuting out of the City for work and have a positive effect on impacts relating to road traffic and air quality.

Table 7.34 Ripon Draft Allocations: Cumulative Effects

## Boroughbridge Draft Allocation Sites

7.4 The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

Site Ref: B2 (Housing): Land west of Leeming Lane, Langthorpe										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	Y	O			No adverse biodiversity effects identified/net gains. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:site able to accommodate some development but mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Potential to affect achievement of Air Quality objectives. Some adverse effects on surface water/ground water but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of greenfield land. Grade 1,2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but can be addressed. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.

Site Ref: B2 (Housing): Land west of Leeming Lane, Langthorpe							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> Located to the north of Langthorpe and north of Boroughbridge. Some potential adverse environmental effects but mitigation should be possible, including the provision of new natural green space, adding to green infrastructure. However, development would result in the loss of a greenfield site of Grade 3 agricultural land. In relation to social effects the site will allow affordable housing to be provided reducing social isolation, but will have an adverse effect on primary school provision. The site has poor accessibility to local services, but is 400m or closer to a bus route offering a good quality bus service. Provision of affordable housing will encourage investment and local business expansion having positive economic effects.</p>							
<p><b>Recommendation:</b> Draft allocation</p>							
<p><b>Key mitigation requirements in relation to:</b> primary education, landscape, transport, harm to significance of heritage asset and impact on local distinctiveness.</p>							
<p><b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.</p>							

Table 7.35 Site B2

Site Ref: B4 (Housing): Land north of Aldborough Gate, Boroughbridge									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG								Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate a new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area
6. Local needs met locally.	DG	R	R	LG	O	DG	O		Some accessibility to local services: poor accessibility to rail station and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	Y	Y		Some adverse effects on biodiversity - mitigation should be possible. Likely to result in loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: landscape can accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Unlikely to have an impact on the achievement of the Air Quality objectives. Some adverse effects on surface water/ground water but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of greenfield land. Loss of Grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N			Significant transport and/ or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but can be addressed. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG		Mixed use can be accommodated
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> This is a large greenfield site to the southeast of the built up area of the town. There are some potential adverse effects on biodiversity and loss of woodland but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Medium landscape sensitivity but the landscape can accommodate development with mitigation. Adverse environmental effects include the loss of Grade 2 Agricultural land. There are significant transport/accessibility impacts which require mitigation. There are positive social effects: the site is capable of delivering a significant amount of affordable housing which will help reduce social inclusion and is accessible to existing open space and large enough to accommodate a new play area. Development will have an adverse effect on primary school provision. There is some accessibility to local services. Positive economic effects is the provision of affordable housing as part of the scheme which encourages investment and local business expansion.</p>									

<b>Site Ref: B4 (Housing): Land north of Aldborough Gate, Boroughbridge</b>
<b>Recommendation:</b> Draft allocation
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, landscape, transport,
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.36 Site B4

Site Ref: B10 (Housing) Old Caravan Park Langthorpe										
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			Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water with mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 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.
<p><b>Summary:</b> 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.</p>										

<b>Site Ref: B10 (Housing) Old Caravan Park Langthorpe</b>
<b>Recommendation October 2016 consultation:</b> Not to allocate.
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> accessibility, primary education, cycle routes and pedestrian access.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.37 Site B10



Site Ref: B11 (Housing): Land at the Bungalow, Boroughbridge									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate a new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Site does not have any cultural/recreational value.
6. Local needs met locally.	DG	R	O	LG	O	DG	O		Some accessibility to local services: poor accessibility to a rail station.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	N		N	?	N	N		No potential adverse effects identified. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	O	Y	?	DG	n/a	N		Potential to affect achievement of Air Quality objectives. Neutral or slight effects of additional surface water on nearby water courses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 75-100% previously developed land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but can be addressed. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	N								No adverse effects identified.
14. A quality built environment and efficient land use patterns.	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							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> This site is a brownfield site within the built up area of Boroughbridge which lies to the south of the town centre and comprises a small holiday caravan park. There are no adverse environmental effects identified. There are positive social effects as the site size allows for the provision of affordable housing which will help reduce social isolation and is large enough to accommodate a new play area. There is some accessibility to local services. Negative effects result from the local school being at or near capacity and which may require expansion. Provision of affordable housing as part of a scheme encourages investment and local business expansion.</p>									
<p><b>Recommendation:</b> Draft allocation</p>									
<p><b>Key mitigation requirements in relation to:</b> primary education, provision for cyclists and pedestrians.</p>									

Site Ref: B11 (Housing): Land at the Bungalow, Boroughbridge

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.38 Site B11

Site Ref: B12 (Housing): Land at Stump Cross, Boroughbridge										
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			Potential to affect achievement of air quality objectives. Some adverse effects on surface water/ground water but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of greenfield land Grade 2 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N				Some transport and/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><b>Summary:</b> 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 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.</p>										

<b>Site Ref: B12 (Housing): Land at Stump Cross, Boroughbridge</b>
<b>Recommendation October 2016 consultation:</b> Not to allocate.
<b>Amendment to Recommendation:</b> Draft allocation
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, loss of woodland/trees, landscape, transport, significant barrier to accessibility.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.39 Site B12

Site Ref: B18 (Housing): Old Poultry Farm, Leeming Lane, Langthorpe										
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			Potential to have impact on air quality objectives Some adverse effects of additional surface water but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 50-74% previously developed land. Greenfield 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.
<p><b>Summary:</b> The site comprises a number of former poultry sheds. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are further positive effects from the accessibility of the site to a play area/amenity open space/outdoor sports and it can meet the recreational needs of the area. There are negative social effects in that the site has poor accessibility to all local services and the primary school will need expansion. No adverse effects on biodiversity have been identified but the landscape has a medium/low capacity to accommodate development. Development would involve the loss of Grade 1 agricultural land,</p>										

<b>Site Ref: B18 (Housing): Old Poultry Farm, Leeming Lane, Langthorpe</b>
<b>Recommendation October 2016 Consultation:</b> Not to Allocate.
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> primary education, landscape, transport.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.40 Site B18

Site Ref: B21 (Housing): Land at Aldborough Gate, Boroughbridge										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. 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			Potential to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of green field site. 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	na	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.	na	na	na	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	na	na								Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p><b>Summary:</b> 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 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</p>										

<b>Site Ref: B21 (Housing): Land at Aldborough Gate, Boroughbridge</b>
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.
<b>Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, landscape, transport, harm to significance of heritage asset and negative impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.41 Site B21



## Boroughbridge Draft Allocations: Cumulative Effects

SA Objective	Cumulative Effects of Boroughbridge Draft Allocations
1. Quality housing available to everyone.	The housing allocations in Boroughbridge will have a positive effect on the supply of new housing (including affordable housing) within one of the district's main settlements. This will contribute to the delivery of a range of housing types and make a significant contribution to the district's objectively assessed housing requirement up to 2035.
2. Conditions and services to engender good health.	Provision for housing, together with access to play areas, amenity open space/outdoor facilities and green infrastructure generally will have positive effects on health and wellbeing. On a number of sites there is the opportunity to incorporate new natural green space and add to green infrastructure which also has positive effects in relation to objective 8.
3. Safety and Security for people and property.	There are neutral impacts in relation to this objective as it is primarily dependent on the application of design policies and community policing. However there will be some positive effects from measures to design out crime considered as part of the detailed development of sites.
4. Vibrant communities that participate in decision making.	Provision of affordable housing and improvements to education facilities will have positive impacts on this objective. In addition an allocation is made for education facilities at the secondary school.
5. Culture, leisure and recreation facilities available to all.	Site allocations will contribute to meeting the recreation needs of the area through individual site requirements and will have a positive impact. In particular, sites provide the opportunity to help meet an identified shortfall in sport provision.
6. Local needs met locally.	There are positive impacts in relation to this objective as most sites are within reasonable walking and cycling distance of services and facilities or in locations where this can be improved through site development and associated site requirements.
7. Education and training opportunities which build on the skills and capacity of the population.	There are negative impacts on the provision of primary school education as most schools in the town are at or near capacity and likely to require expansion. North Yorkshire County Council as the Education Authority has identified the necessary mitigation requirements associated with development proposals and a draft allocation for education facilities has been made at the secondary school.
8. Biodiversity and importance of the natural environment.	There are both positive and negative impacts in relation to this objective. Environmental effects in relation to biodiversity and local distinctiveness can be mitigated and enhanced. In relation to landscape effects, sites on the urban edge of Boroughbridge are predicted to have negative impacts, and are more challenging to mitigate. Draft Policy NE4: Landscape Character, sets out the requirement that development proposals need to be designed to enhance the appearance of the urban edge and its integration with the countryside. This is also a matter addressed in site requirements and a number of sites are large enough to incorporate new natural green space and add to green infrastructure.
9. Minimal pollution level	Whilst some brownfield land is allocated for development there are negative effects arising from the loss of high quality agricultural land, including some Grade 1 and 2 land. A detailed BMVL Agricultural Land Classification Survey will be required to provide further information. Where necessary this will inform mitigation requirements, including construction techniques which protect the soil. Site requirements identify where this information needs to be provided. Boroughbridge, as a local service centre, is however one of the main sustainable settlements in the district and therefore also has a role to play in accommodating some future growth.
10. A transport network which maximises access whilst minimising detrimental effects.	Site requirements for new developments will include measures to encourage walking and cycling, and improved accessibility to bus services. Cumulatively such measures have the potential to reduce negative impacts relating to road traffic and improve air quality. Highway improvements required to address the cumulative impacts of traffic generated by local plan allocations will be informed by work being undertaken by the council and its consultants in partnership with NYCC as the local highway authority and Highways England.
11. Minimise greenhouse gas emissions and a managed response to climate change.	Individual sites are unlikely to have a significant effect on their own. However cumulative impacts on climate change are likely to be negative. Policies in the plan and site requirements seek to minimise the impacts of development on climate change, including the requirement for vehicle charging points in new dwellings. However, national policy and the actions of other authorities are likely to be a significant factor in addressing climate change.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	Development is predicted to have negative impacts, however as other Council/national policy in relation to waste and recycling develops over the plan period it is likely that there will be a move towards addressing these issues further. All sites have a negative score in relation to these issues in the SA assessment.

SA Objective	Cumulative Effects of Boroughbridge Draft Allocations
13. Protect and enhance the historic environment.	A number of sites are within the vicinity of designated and non designated heritage assets. Site requirements will ensure that the design and layout of development minimises adverse impacts and where possible has positive effects on the historic environment.
14. Quality built environment and efficient land use patterns.	Site requirements have been produced for all sites included in the local plan to ensure that new development achieves a high quality environment and efficient use of land, therefore having a positive effect on the local environment.
15. Good quality employment opportunities available to all	Whilst there are no new draft allocations for employment in Boroughbridge there is an existing commitment for an employment site at the existing Bar Lane employment area. The provision of good quality employment opportunities to the west of the main housing allocations may reduce commuting out of the town to work and have positive effects on objectives 9 and 10.
16. Conditions for business success, economic growth and investment.	Provision of a significant amount of affordable housing will help support existing businesses with the recruitment and retention of staff.

Table 7.42 Boroughbridge Draft Allocations: Cumulative Effects

## Masham Draft Allocation Sites

7.5 The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

Site Ref: M8 (Housing): Land north of Swinton Road, Masham										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	O	R	O	R	LG			Some accessibility to local services: poor accessibility to rail services, a secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	O	Y			Some potential adverse effects on biodiversity- mitigation should be possible. Likely to result in loss of ancient woodland/aged or veteran trees and /or trees protected by TPO. Site large enough to incorporate an area of natural/semi natural green space, including woodland. Environment Agency- impacts cannot be predicted at this stage. High to medium landscape sensitivity: the area is capable of accommodating some development but may only be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Unlikely to impact on achievement of air quality objectives. Some adverse surface effects on water courses but mitigation should be possible. 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.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport and/or accessibility problems, but poor connectivity to suitable cycle routes. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian and safety issues but can be mitigated. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Site not within 400m of bus stop Within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.

Site Ref: M8 (Housing): Land north of Swinton Road, Masham							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A green field site on the south western edge of the town comprising parts of two agricultural fields. Positive social effects relate to the provision of affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the local primary school being at or near capacity and may require expansion and there is limited accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to landscape. The site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement, but development will lead to the loss of Grade 3 agricultural land. Transport and accessibility issues can also be mitigated. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>							
<p><b>Recommendation:</b> Draft Allocation</p>							
<p><b>Key mitigation requirements in relation to:</b> primary education, biodiversity, loss of woodland/trees, landscape, harm to significance of heritage asset and impact on local distinctiveness.</p>							
<p><b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.</p>							

Table 7.43 Site M8

Site Ref: M13 (Housing): Land at Thorpe Road (smaller site), Masham										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	O	R	LG	R	Y			Some accessibility to local services: poor accessibility to rail services, a secondary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	Y	Y			Some potential adverse effects- mitigation should be possible. Loss of ancient woodland/aged or veteran trees and o/or tress protected by TPO. Site large enough to incorporate an area of natural/semi natural green space, including woodland. There is a public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity - key distinctive characteristics are vulnerable to change. Medium landscape capacity - able to accommodate scale of development - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Unlikely to have impact on Air Quality objectives. Some adverse effects on water courses but mitigation should be possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of grade 3 agricultural land. 100% greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	R	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severence is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Site not within 400m of bus stop. Within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A generally flat green field site east of Thorpe Road on the southern approach to Masham. The site comprises a rectangular field in arable use and a further parcel of agricultural land immediately to the north which wraps around Ibbetson Close. Positive social effects relate to the provision of a significant amount of affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the local primary school being at or near capacity and may require expansion and limited accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to historic environment. The site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement, but development will lead to the loss of Grade 3</p>										

<b>Site Ref: M13 (Housing): Land at Thorpe Road (smaller site), Masham</b>
agricultural land. Transport and accessibility issues can also be mitigated but there is poor provision for cyclists and pedestrians. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> primary education, loss of woodland/trees, landscape, poor provision for cycling and pedestrians, harm to significance of heritage asset and impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.44 Site M13

## Pateley Bridge Draft Allocation Sites

**7.6** The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

Site Ref: P1 (Housing): Land south of Ashfield Court (smaller site), Pateley Bridge										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	LG	R	R	Y			Some accessibility to local services but poor accessibility to rail services, primary school, GP surgery and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	O	O			Some potential adverse effects but easy to mitigate. Loss of trees protected by a TPO. The site is large enough to incorporate an area of natural/semi natural greenspace. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Unlikely to 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 site. No loss of grade 1,2, or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Good provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.

Site Ref: P1 (Housing): Land south of Ashfield Court (smaller site), Pateley Bridge							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> The site comprises open fields on the edge of the built up area. Some potential adverse effects on biodiversity, the historic environment and landscape but mitigation is possible. The site size allows for a significant amount of affordable housing to be provided which also contributes to positive economic effects in the creation of conditions for business success. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, has some accessibility to local services and its development would provide the opportunity for high quality design. Development of the site does not involve the loss of good quality agricultural land. Negative social effects occur as there would be an adverse impact on the local primary school which may need expansion.</p>							
<p><b>Recommendation:</b> Draft Allocation</p>							
<p><b>Key mitigation requirements in relation to:</b> primary education, loss of trees protected by TPO, landscape, harm to significance of a heritage asset.</p>							
<p><b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.</p>							

Table 7.45 Site P1



Site Ref: P5 (Housing): Grassfield Court, Pateley Bridge										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	LG	O	R	R			Some accessibility to local services but poor accessibility to rail services, primary school, local shopping facilities and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O		N	?	O	O			Some adverse effects but easy to mitigate. Likely to result in loss of trees/woodland - full mitigation not possible. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity:area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	Y	?	O	LG	N			No impact on air quality. Neutral or slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Up to 24% previously developed land. No grade 1,2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Good provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	N			Buildings on site capable of re-use/conversion. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> The site comprises a large garden on the edge of the built up area. Some potential adverse effects on biodiversity, the historic environment and landscape but mitigation is possible. Site size allows for affordable housing which will help support existing businesses. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, has some accessibility to local services and its development would provide the opportunity for high quality design as well as utilising brownfield land. There would be an adverse impact on the local primary school which may need expansion.</p>										
<p><b>Recommendation:</b> Draft Allocation</p>										

<b>Site Ref: P5 (Housing): Grassfield Court, Pateley Bridge</b>
<b>Key mitigation requirements in relation to:</b> primary education, loss of trees/woodlands, landscape, harm to significance of heritage asset.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.46 Site P5

Site Ref: P7 (Housing): Former Highways Depot, Pateley Bridge									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	O	DG	DG	R		Some accessibility to local services but poor accessibility to rail services, and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	Y		LG	?	Y	LG		No adverse effects identified. Potential impact on TPO trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	DG	LG	N		No impact on the achievement of 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. Up to 100% previously developed land. 50% or more grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Some pedestrian access issues which can be mitigated. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG						Bus stop within 400m. 50% of the site within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	DG								Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N		Provides for regeneration of disused highways depot. Demolition of buildings would be required. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	R	R							Loss of employment site accessible by public transport.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> The site comprises a large garden on the edge of the built up area. No adverse effects on biodiversity and the potential effects on the landscape can be mitigated. Development of the site however would have positive effects on a designated heritage asset. Site size allows for affordable housing which will help support existing businesses. There are further positive social effects as the site is accessible to open space/outdoor sports facilities, has some accessibility to local services and its development would provide the opportunity for high quality design as well as utilising brownfield land. There would be an adverse impact on the local primary school which may need expansion.</p>									
<p><b>Recommendation:</b> Draft Allocation</p>									

Site Ref: P7 (Housing): Former Highways Depot, Pateley Bridge

**Key mitigation requirements in relation to:** primary education, potential impact on TPO trees, landscape, pedestrian access.

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.47 Site P7

Site Ref: P10 (Housing): Grassfield House, Pateley Bridge										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for delivery of affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	LG	O	R	R			Some accessibility to local services but poor accessibility to rail services, primary school, GP surgery, local shopping facilities and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	R		N	?	O	O			Some adverse effects but easy to mitigate. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area only capable of accommodating limited development.
9. Minimal pollution levels.	N	DG	Y	?	O	LG	N			Unlikely to have impact on air quality. Neutral or slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of some agricultural land although doesn't contain grade 1,2, or 3 agricultural land. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Good provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Buildings on site capable of conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> Small site that forms part of the garden to the Grassfield Hotel. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities however is not large enough to help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is poor accessibility to some local services, there is good accessibility to the secondary school and a bus route with good quality service. There are some adverse effects on the natural environment that can be mitigated. Mitigation for adverse effects on heritage assets is not possible. Development would utilise brownfield land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion. Site could only be developed in conjunction with P1 and P5.</p>										

<b>Site Ref: P10 (Housing): Grassfield House, Pateley Bridge</b>
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> primary education, protected trees/woodland, landscape, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.48 Site P10

## Villages B - D Draft Allocation Sites

7.7 The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

### Birstwith Draft Allocation Sites

Site Ref: BW9 (Housing): Land to the south of Clint Bank, Birstwith										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	Y	R	O	R	DG	R	R			Poor accessibility to local services: but good accessibility to bus service, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	N		?	Y	LG			Some potential effects on designated sites- mitigation should be possible. Need not lead to loss of woodland or trees. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity: key characteristics susceptible to change. High/medium capacity to accommodate development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			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. Would involve loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport/accessibility problems requiring developer funded mitigation to overcome. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N									No heritage assets affected.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Neutral impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.

Site Ref: BW9 (Housing): Land to the south of Clint Bank, Birstwith							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A small, broadly rectangular site forming part of a larger field in agricultural use. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services including good accessibility to a bus service, primary school and GP. But the local primary school is at or near capacity and likely to require expansion. There are significant transport/accessibility problems but mitigation is possible and there is poor provision for cycling and pedestrians. Positive environmental effects occur as there is no adverse impact on the historic environment and landscape impacts can be mitigated. However this needs to be balanced with the loss of grade 3 agricultural land.</p>							
<p><b>Recommendation:</b> Draft Allocation</p>							
<p><b>Key mitigation requirements in relation to:</b> primary education, biodiversity, landscape, transport.</p>							
<p><b>Generic and site specific development requirements: included in the Harrogate District Local Plan:</b> Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.</p>							

Table 7.49 Site BW9



Site Ref: BW10 (Housing): Land south of Wreaks Road (smaller site), Birstwith										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	DG	R	LG	DG	R			Poor accessibility to local services: but good accessibility to bus service, primary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R		LG	?	R	O			Some potential effects on designated sites- mitigation should be possible. Loss of ancient woodland, aged or veteran trees and/or trees protected by TPO. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. High landscape sensitivity: high density of sensitive features. Landscape capacity medium/low: opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			No impact on air quality. Some adverse impact 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. Would involve loss of grade 3 agricultural land. Noise from nearby mill.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 3 agricultural land
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Site is not in a derelict or visually unattractive area and there are no buildings on site. Negative impact on local distinctiveness but can be mitigated. Cannot accommodate mixed use development.
15. Good quality employment opportunities available to all	n/a									Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> The site comprises part of a grass field off Wreaks Road in the centre of Birstwith. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services including good accessibility to a bus service, primary school, GP and shopping, but the local primary school is at or near capacity and likely to require expansion. There are no transport/accessibility problems, but poor provision for cycling and some pedestrian access and</p>										

<b>Site Ref: BW10 (Housing): Land south of Wreaks Road (smaller site), Birstwith</b>
safety issues. Positive environmental effects occur as there is unlikely to be an adverse effect on the historic environment. There are potential adverse landscape impacts but mitigation is possible, and development will result in the loss of grade 3 agricultural land, but these need to be balanced with the wider positive effects described.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, trees/woodland, public right of way, landscape, noise, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.50 Site BW10

## Bishop Monkton Draft Allocation Sites

Site Ref: BM2 (Housing): Former allotments off Knaresborough Road, Bishop Monkton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R	R		Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	Y	O			Some potential adverse effects but mitigation should be easy. Need not result in the loss of woodland/tress. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Unlikely to have an 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. 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 redevelopment provides opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A greenfield site on the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services except primary school. There are some adverse effects on the natural environment but mitigation should be possible. There is unlikely to be effects on the built environment and development of the site would actually provide opportunities for good design. There are no transport problems and</p>										

<b>Site Ref: BM2 (Housing): Former allotments off Knaresborough Road, Bishop Monkton</b>
provision for cyclists is good however there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 2 agricultural land however there is unlikely to be an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> primary education, landscape, provision for pedestrians, severance.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan:Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.51 Site BM2

Site Ref: BM3 (Housing): Land at Church Farm, Bishop Monkton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	Y			Some potential adverse effects but mitigation should be easy. Need not result in the loss of woodland/tress. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:area capable of accommodating some development and mitigation possible in part
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Unlikely to have an 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. Would involve the loss of grade 1, 2 or 3 agricultural land. 100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Good provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A greenfield site on the southern end of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services except primary school. There are some adverse effects on the built and natural environment but mitigation is possible. There are no transport problems and provision for cyclists is good however there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 3 agricultural land however, development is unlikely to have an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										
<p><b>Recommendation:</b> Draft Allocation</p>										

<b>Site Ref: BM3 (Housing): Land at Church Farm, Bishop Monkton</b>
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, landscape, harm to significance of heritage asset, impact on local distinctiveness,
<b>Generic and site specific development requirements: included in the Harrogate District Local Plan:</b> Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.52 Site BM3

Site Ref: BM4 (Housing): Land at Knaresborough Road, Bishop Monkton										
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. 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. 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.
<p><b>Summary:</b> A greenfield site on the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is poor accessibility to local services except primary school. There are some adverse effects on the natural environment but mitigation should be possible. There is unlikely to be effects on the built environment and development of the site would actually provide opportunities for good design. There are no transport problems and provision for cyclists is good however there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										
<p><b>Recommendation:</b> Draft Allocation</p>										

<b>Site Ref: BM4 (Housing): Land at Knaresborough Road, Bishop Monkton</b>
<b>Key mitigation requirements in relation to:</b> primary education, biodiversity, landscape,
<b>Generic and site specific development requirements: included in the Harrogate District Local Plan:</b> Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.53 Site BM4



## Burton Leonard

Site Ref: BL9 (Housing): Alfred Hymas site, Burton Leonard										
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				Will clean up contaminated land. Unlikely to have an 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. 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	R	n/a								Loss of employment site. Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

<b>Site Ref: BL9 (Housing): Alfred Hymas site, Burton Leonard</b>
<b>Summary:</b> A mainly brownfield site close to the centre 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. Negative economic effects result from the loss of an employment but some positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation October 2016 Consultation:</b> Not to allocate.
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.54 Site BL9

## Dacre Banks Draft Allocation Sites

Site Ref: DB5 (Housing): Land to the west of Dacre Banks (smaller site)										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	R	R	LG	DG	R			Poor accessibility to local services except bus services, GP surgery and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	R		N	?	R	O			Some potential adverse effects - mitigation should be possible. Loss of trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Medium/low landscape capacity: limited opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	LG	N			Potential to affect air quality. Some adverse effects on watercourses but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield site. No loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues - mitigation possible. Severance not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. No loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p><b>Summary:</b> Greenfield site on the western side of the village. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service as well as local shopping and health facilities. There are some adverse effects on the built and natural environment but mitigation should be possible. There are some transport problems including pedestrian issues that can be mitigated. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

<b>Site Ref: DB5 (Housing): Land to the west of Dacre Banks (smaller site)</b>
<b>Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> loss of TPO protected trees, landscape, provision for cyclists and pedestrians, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.55 Site DB5

## Darley Draft Allocation Sites

Site Ref: DR1 (Housing): Land at Stumps Lane, Darley									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet the recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	LG	LG		Some potential adverse effects - mitigation should be possible. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity:site able to accommodate some development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	?	N		Unlikely to have impact on air quality. Some adverse effects on surface water/ground water but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								No heritage asset will be affected.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> The site is located within Darley, to the south eastern end of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route offering a good quality bus service and the local primary school. There are some potential adverse effects on the natural environment but these can be mitigated and there are no adverse effects on the built environment. There are no transport problems and pedestrian access and safety issues can be mitigated, but provision for cyclists is poor. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>									
<p><b>Recommendation:</b> Draft allocation.</p>									

<b>Site Ref: DR1 (Housing): Land at Stumps Lane, Darley</b>
<b>Key mitigation requirements in relation to:</b> biodiversity, provision for cyclists and pedestrians, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.56 Site DR1

Site Ref: DR14 (Housing): Land at Sheepcote Lane (combined site), Darley										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet the recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	Y	R	R	R			Poor accessibility to local services: but good accessibility to bus service, primary school and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O			Some potential adverse effects - mitigation should be possible. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity; distinctive characteristics vulnerable to change. Medium/low landscape capacity:site able to accommodate some development with mitigation
9. Minimal pollution levels.	N	DG	O	?	O	LG	N			Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Would not involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport and/or accessibility problems which mitigation can address.Increased public transport provision and extension of services cannot be predicted at this stage.Poor provision for cyclists.Convenient and safe pedestrian access.Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Within 400m of bus stop.Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste.Would not involve the loss of garde 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N			Buildings on site capable of conversion. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> The site is located to the south of the built up area of Darley. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route offering a good quality bus service and the local primary school. There are some potential adverse effects on the natural and built environment but these can be mitigated . There are some transport problems but mitigation is possible and convenient and safe pedestrian access and safety but provision for cyclists is poor. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.										
<b>Recommendation:</b> Draft allocation										
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, transport and accessibility, harm to significance of heritage asset, impact on local distinctiveness.										

Site Ref: DR14 (Housing): Land at Sheepcote Lane (combined site), Darley

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.57 Site DR14



## Dishforth Draft Allocation Sites

Site Ref: DF4 (Housing): Land north east of Thornfield Avenue, Dishforth									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R		Poor accessibility to local services except bus services and primary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	Y	Y		Some potential adverse effects but mitigation possible. May result in the loss of woodland/trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area capable of accommodating some development and mitigation opportunities in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R		Unlikely to have an 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. 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.	DG	?	O	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG						Bus stop not within 400m but may be potential for improvement. 50% or more of the site in flood zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								There is no heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N		Site redevelopment provides opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<b>Summary:</b> A greenfield site on the north eastern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing and is large enough to meet the recreation needs of the area as well as providing new green space however it is not presently accessible to play area/amenity open space or outdoor sports. There is poor accessibility to local services except primary school and local shopping however the local primary school is likely to have spare capacity. There are likely									

<b>Site Ref: DF4 (Housing): Land north east of Thornfield Avenue, Dishforth</b>
to be some adverse effects on the natural environment which can be mitigated against. There are no transport problems however provision for cyclists is poor and there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 3 agricultural land however there is unlikely to be an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, loss of woodland/trees, landscape, proximity to major road, provision for cyclists and pedestrians,
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.58 Site DF4

## Villages G - H Draft Allocation Sites

7.8 The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

## Goldsborough Draft Allocation Sites

Site Ref: GB2 (Housing): Land at Low Farm, Goldsborough										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Unlikely to 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 land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.

Site Ref: GB2 (Housing): Land at Low Farm, Goldsborough							
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> The site comprises open fields on the edge of the village. Some potential adverse effects on biodiversity, the historic environment, local distinctiveness and landscape but mitigation is possible. The site size allows for affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as the site has good provision for pedestrians and access to open space/sports. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. The site has poor accessibility to local services except a primary school that is contained in the village.</p>							
<p><b>Recommendation:</b> Draft Allocation</p>							
<p><b>Key mitigation requirements in relation to:</b> landscape, harm to significance of heritage asset, impact on local distinctiveness.</p>							
<p><b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.</p>							

Table 7.59 Site GB2

Site Ref: GB4 (Housing): Land adjacent to cricket ground, Goldsborough										
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			Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of greenfield land. 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.
<p><b>Summary:</b> 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>										

<b>Site Ref: GB4 (Housing): Land adjacent to cricket ground, Goldsborough</b>
<b>Recommendation:</b> Draft allocation
<b>Key mitigation requirements in relation to:</b> loss of woodland/trees, landscape, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.60 Site GB4

### Green Hammerton Draft Allocation Sites

Site Ref: GH2 (Housing): Land at New Lane, Green Hammerton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area.Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	O	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	Y	DG	LG	?	Y	Y			No adverse effects identified. May result in the loss of woodland/trees but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public Right of Way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities are limited
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Unlikely to have an 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. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	DG	N				Some transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to access local services. Poor provision for cyclists. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> A greenfield site to the north east of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are no adverse effects on the natural environment identified however there are likely to be adverse effects on the built environment which can be mitigated. There are some transport problems which can be mitigated and										

<b>Site Ref: GH2 (Housing): Land at New Lane, Green Hammerton</b>
provision for cyclists is poor however there is good provision for pedestrians. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> landscape, provision for cyclists, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.61 Site GH2



Site Ref: GH9 (Housing): Land west of B6265 and north of A59, Green Hammerton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	LG	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	R	R			No adverse effects identified. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area has limited capability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Unlikely to have an 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. Would involve the loss of grade 1, 2 or 3 agricultural land. Major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access and safety issues - mitigation possible. Poor provision for cyclists. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No heritage assets affected.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			No impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> Greenfield site to the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area and provide new greenspace. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are unlikely to be adverse effects on biodiversity or the built environment however the landscape has limited capacity to accommodate development and few opportunities for mitigation. There are some transport and accessibility problems including pedestrian access which can be mitigated however provision for cyclists is poor. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion</p>										

<b>Site Ref:</b> GH9 (Housing): Land west of B6265 and north of A59, Green Hammerton
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> landscape, proximity to major road, transport/accessibility issues.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.62 Site GH9

## Hampsthwaite Draft Allocation Sites

Site Ref: HM7 (Housing): Land off Brookfield Garth, Hampsthwaite										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	LG	LG			Some potential adverse effects but mitigation possible. Need not result in the loss of trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity:area capable of accommodating some development and mitigation possible.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Unlikely to 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. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Unlikely to harm local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> The site comprises open fields to the rear of existing residential development at Brookfield. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is good accessibility to some local services including a good quality bus service. Negative										

<b>Site Ref: HM7 (Housing): Land off Brookfield Garth, Hampsthwaite</b>
environmental effects are likely on biodiversity and landscape but these can be mitigated. There are no adverse effects identified on the built heritage and no transport problems. Development would lead to the loss of some Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> landscape, provision for cyclists.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.63 Site HM7

Site Ref: HM9 (Housing): Land to the north of Meadow Close, Hampsthwaite										
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			Unlikely to have an impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. 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.
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.
<p><b>Summary:</b> This is an 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>										

<b>Site Ref: HM9 (Housing): Land to the north of Meadow Close, Hampsthwaite</b>
<b>Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, transport and accessibility, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.64 Site HM9

## Villages K Draft Allocation Sites

7.9 The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

## Killinghall Draft Allocation Sites

Site Ref: KL2 (Housing): Land adjoining Grainbeck Manor, Killinghall								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O		DG	?	Y	Y	Some adverse effects identified but mitigation possible. May result in the loss of trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area able to accommodate some development with mitigation in part
9. Minimal pollution levels.	N	DG	O	?	R	Y	R	Unlikely to 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. Loss of grade 1,2 or 3 agricultural land. Close to main road.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	R	O	N		Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Lack of provision for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N							No heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Unlikely to have impact on local distinctiveness.

Site Ref: KL2 (Housing): Land adjoining Grainbeck Manor, Killinghall							
15. Good quality employment opportunities available to all	na	na					Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> Greenfield site to the south of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is some accessibility to some local services including a good quality bus service. Negative environmental effects are likely on biodiversity and landscape but these can be mitigated and the site is large enough to incorporate new green space. There are no adverse effects on the built environment identified. There are some transport problems including pedestrian issues but these can be mitigated. Development would lead to the loss of some Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>							
<b>Recommendation:</b> Draft Allocation							
<b>Key mitigation requirements in relation to:</b> biodiversity,trees, landscape, proximity to major road,							
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.							

Table 7.65 Site KL2



Site Ref: KL6 (Housing): Land at Manor Farm, Killinghall										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	O	Y			Some adverse effects identified but mitigation possible. May result in the loss of trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	N			Clean-up contaminated land. Unlikely to 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. Loss of grade 1,2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian issues that can be mitigated. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> Large farmstead to the west of the village. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is some accessibility to some local services including a good quality bus service. Negative environmental effects										

<b>Site Ref: KL6 (Housing): Land at Manor Farm, Killinghall</b>
are likely on biodiversity, landscape and the built environment but these can be mitigated and the site is large enough to incorporate new green space. There are some transport problems including pedestrian issues but these can be mitigated. Development would lead to the loss of some Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, trees, landscape, transport and accessibility issues, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.66 Site KL6

### Kirk Hammerton Draft Allocation Sites

Site Ref: KH11 (Housing): Land at Station Road, Kirk Hammerton										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	DG	O	R	R	R	R			Some local accessibility to local services: but poor accessibility to secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	Y	Y			Some potential adverse effects but mitigation should be easy. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area capable of accommodating development and mitigation possible
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Unlikely to have an 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. Would involve the loss of grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport/accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage although site offers opportunity to enhance existing rail services. Poor provision for cyclists and pedestrians. Significant barrier to accessibility in the form of major road.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> Greenfield site to the east of the railway station. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space, is large enough to help meet the recreation needs of the area and the local primary school is likely to have spare capacity. There is some accessibility to some local services including a good quality bus service. Negative environmental effects are likely on biodiversity, landscape and the built environment but these can be										

<b>Site Ref: KH11 (Housing): Land at Station Road, Kirk Hammerton</b>
mitigated. There are significant transport problems including poor provision for pedestrians and cyclists but mitigation is possible. The A59 presents a significant barrier to accessibility. Development would lead to the loss of some Grade 2 and 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, proximity to major road, transport and accessibility issues, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.67 Site KH11

## Kirkby Malzeard Draft Allocation Sites

Site Ref: KM1 (Housing): Wensleydale Dairy Products Limited, Kirkby Malzeard										
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			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. 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.
<b>Summary:</b> 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										

<b>Site Ref: KM1 (Housing): Wensleydale Dairy Products Limited, Kirkby Malzeard</b>
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.
<b>Recommendation October 2016 consultation:</b> Not to allocate
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, pedestrian access, harm to significance of heritage asset.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.68 Site KM1

Site Ref: KM4 (Housing): Land south of Richmond Garth, Kirkby Malzeard										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	LG	R	R			Poor local accessibility to local services except primary school and GP surgery.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	O			Some potential adverse effects but mitigation should be possible. Need not result in the loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity:area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Unlikely to have an 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. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N	R			No transport and/or accessibility impact problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<b>Summary:</b> Greenfield site to the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to play area/amenity open space, is large enough to help meet the recreation needs of the area and the local primary school is likely to have spare capacity. There is poor accessibility to some local services except a primary school and GP surgery. Negative environmental effects are likely on biodiversity, landscape and the built environment but these can be mitigated. There are no transport problems and/or accessibility access problems however provision for cyclists is poor and there are some pedestrian access issues but these can be mitigated. Development would lead to the loss of some Grade 3 and 4 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.										
<b>Recommendation:</b> Draft Allocation										
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, harm to significance of heritage asset, impact on local distinctiveness.										

Site Ref: KM4 (Housing): Land south of Richmond Garth, Kirkby Malzeard

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.69 Site KM4



Site Ref: KM5 (Housing): Land east of Richmond Garth, Kirkby Malzeard										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	DG	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R		N	?	O	Y			Some potential adverse effects but mitigation should be possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity:area capable of accommodating development and mitigation possible in part.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Unlikely to have an impact on air quality. Slight adverse effects on watercourses. 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	?	O	O	O	N				Significant transport/accessibility cumulative impact problems requiring mitigation. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Increased public transport provision and extension of services cannot be predicted at this stage. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	R	N			Negative impact on local distinctiveness. Demolition of buildings would be required.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A generally flat green field site to the south of Back Lane in the west of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to a play area/amenity open space, the local primary school is likely to have spare capacity and there is some accessibility to local services. Some potential adverse effects on the natural environment including the likely loss of ancient woodland, aged or veteran trees and/or trees covered by TPO but mitigation is possible. There would also be loss of a greenfield site which is classed as Grade 1, 2 or 3 agricultural land. There are some adverse effects on the built environment but these can be mitigated. Significant transport/accessibility cumulative impact problems exist but these can be mitigated cyclists and pedestrians. Positive economic effects are realised through the provision of affordable housing which will help support local businesses.</p>										
<p><b>Recommendation:</b> Draft Allocation</p>										

<b>Site Ref: KM5 (Housing): Land east of Richmond Garth, Kirkby Malzeard</b>
<b>Key mitigation requirements in relation to:</b> biodiversity, loss of protected trees, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.

Table 7.70 Site KM5

## Villages M - P Draft Allocation Sites

**7.10** The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

### Markington Draft Allocation Site

Site Ref: MK8 (Housing): Land to the south of High Mill Farm, Markington										
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			Unlikely to have an 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. Loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	DG	DG	N				No transport and/or accessibility impact problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	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.

Site Ref: MK8 (Housing): Land to the south of High Mill Farm, Markington							
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a					Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses .
<p><b>Summary:</b> 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.</p>							
<b>Recommendation October 2016 consultation:</b> Not to allocate							
<b>Amendment to recommendation:</b> Draft allocation.							
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, provision for cyclists, harm to significance of heritage asset, impact on local distinctiveness.							
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations.							

Table 7.71 Site MK8

## Marton cum Grafton Draft Allocation Sites

Site Ref: MG7 (Housing): Land north of Braimber Lane (smaller site), Marton cum Grafton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	Y	R			Poor accessibility to local services; but good accessibility to bus services, primary school and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	O			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			No impact on air quality. Some adverse effects on watercourses but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield site. Would involve loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N				Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of facilities for pedestrians. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> This is a greenfield site on the south western edge of the village. Positive social effects are that the site is large enough to provide affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service, primary school and local shopping facilities. There are some adverse effects on the built and natural environment but mitigation should be possible, although more limited in relation to landscape. There are some transport problems which can be mitigated however existing provision for cyclists and pedestrians is poor and severance is an issue, making car use more attractive. Development would lead to the loss of Grade 2 and 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

<b>Site Ref: MG7 (Housing): Land north of Braimber Lane (smaller site), Marton cum Grafton</b>
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, provision for pedestrians/cyclists/overcoming severance, harm to significance of heritage asset and impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.72 Site MG7

Site Ref: MG8 (Housing): Yew Tree Farm, (smaller site), Marton cum Grafton										
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			Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of green field site. 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.
<b>Summary:</b> 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. 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.										
<b>Recommendation:</b> Draft allocation.										

<b>Site Ref: MG8 (Housing): Yew Tree Farm, (smaller site), Marton cum Grafton</b>
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, transport, provision for cyclists and pedestrians, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.73 Site MG8



## Melmerby Draft Allocation Sites

Site Ref: MB3 (Employment): Land south of Barker Business Park, Melmerby								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Site is being proposed for employment use.
2. Conditions and services to engender good health.	n/a							Site is being proposed for employment use.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a	N						Site is being proposed for employment use. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	LG	Poor accessibility to services: but accessible to bus service and major employment area.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	LG	Some potential adverse effects - mitigation should be possible. Need not result in loss of trees. Public Right of Way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity : area is able to accommodate development with appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Unlikely to 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. Loss of 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	DG		N	Significant transport/accessibility/cumulative impacts requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	No impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG							Site is suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will encourage investment and support local business expansion.
<b>Summary:</b> A green-field, partly developed site forming a southern extension to the existing Barker Business Park. Additional employment use will bring positive social effects such as training and apprenticeship opportunities. Whilst there is poor accessibility to local services the site forms an extension to a major area of employment and a bus stop is within 400m. Some adverse effects on the natural environment but mitigation is possible. There are negative effects in relation to the loss of a green-field site and grade 1,2 or 3 agricultural land but no adverse effects on the built environment. Positive economic effects are realised by the provision of further employment land encouraging investment and supporting local business expansion.								
<b>Recommendation:</b> Draft Allocation								

Site Ref: MB3 (Employment): Land south of Barker Business Park, Melmerby

**Key mitigation requirements in relation to:** biodiversity, transport, provision for cyclists and pedestrians.

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM2: Employment Allocations

Table 7.74 Site MB3

Site Ref: MB6 (employment): Land at Melmerby Industrial Estate										
SA objective	Ratings								Analysis	
	n/a	n/a								
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			Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of green field 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.	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><b>Summary:</b> 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>										
<p><b>Recommendation:</b> Draft allocation.</p>										
<p><b>Key mitigation requirements in relation to:</b> biodiversity, landscape, transport, provision for cyclists and pedestrians,</p>										

Site Ref: MB6 (employment): Land at Melmerby Industrial Estate

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM2: Employment Allocations

Table 7.75 Site MB6

Site Ref: MB8 (employment): Land west of Barker Business Park (larger site), Melmerby									
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.	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	Unlikely to have impact on air quality. Some adverse effects on surface water and watercourses - mitigation possible. 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.	
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	
<b>Summary:</b> 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.									
<b>Recommendation:</b> Draft allocation									

<b>Site Ref: MB8 (employment): Land west of Barker Business Park (larger site), Melmerby</b>
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, transport, provision for cyclists and pedestrians, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM2: Employment Allocations

Table 7.76 Site MB8

## North Stainley Draft Allocation Sites

Site Ref: NS3 (Housing): Land to west of Cockpit Green, North Stainley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and can accommodate new outdoor sports facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG								Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor local accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	O	O			Some potential adverse effects but mitigation possible. May result in loss of woodland or trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity:area has limited capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	DG	O	O	?	O	Y	N			Clean-up contaminated land. Potential 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.  Utilises brownfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	O		N			No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset and mitigation is possible.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	R	O	DG			Provides for the regeneration of visually unattractive land. Demolition of buildings would be required. Negative impact on local distinctiveness but mitigation possible. Mixed use could be accommodated on site.

Site Ref: NS3 (Housing): Land to west of Cockpit Green, North Stainley							
15. Good quality employment opportunities available to all	na	na					Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A predominantly green field site on the south-western edge of the village. Positive social effects relate to the provision of significant affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. The site also is large enough to enable the provision of mixed use development which will bring a number of positive social benefits in the form of community facilities. Negative social effects result from the limited accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to landscape. The site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement and development of the site provides for the regeneration of visually unattractive land. Development will lead to the loss of Grade 3 agricultural land. There are no transport and accessibility problems identified however there is poor provision for cyclists. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>							
<b>Recommendation:</b> Draft Allocation							
<b>Key mitigation requirements in relation to:</b> biodiversity, loss of trees, landscape, provision for cyclists, harm to significance of heritage asset, impact on local distinctiveness.							
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations							

Table 7.77 Site NS3



Site Ref: NS6 (Housing): Land south of A6108 (smaller site), North Stainley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R			Poor accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	?	O	O			Some potential adverse effects but mitigation possible. Likely to result in loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public Right of Way within or close to site Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			No 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. Loss of Grade 1,2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a									Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A greenfield site on the north western edge of the village. Positive social effects relate to the provision of significant affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. Negative social effects result from the poor accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to landscape. Development will lead to the loss of Grade 3 agricultural land. There are no transport and accessibility problems identified however there is poor provision for cyclists. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										
<p><b>Recommendation:</b> Draft Allocation.</p>										

<b>Site Ref: NS6 (Housing): Land south of A6108 (smaller site), North Stainley</b>
<b>Key mitigation requirements in relation to:</b> biodiversity, loss of trees, landscape, provision for cyclists, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.78 Site NS6

## Pannal Draft Allocation Sites

Site Ref: PN17 (Housing): Land adjoining Spring Lane Farm, Pannal										
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			Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of green field land. 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
<b>Summary:</b> 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										

<b>Site Ref: PN17 (Housing): Land adjoining Spring Lane Farm, Pannal</b>
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.
<b>Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, transport, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.79 Site PN17

Site Ref: PN18 (Employment): Employment site south of Almsford Bridge, Pannal										
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			Unlikely to have impact on air quality. Some adverse effect on surface water and watercourses - mitigation may not be possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 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.
<p><b>Summary:</b> 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 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.</p>										

<b>Site Ref: PN18 (Employment): Employment site south of Almsford Bridge, Pannal</b>
<b>Recommendation:</b> Draft allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, public right of way, landscape, proximity to major road, transport, harm to significance of heritage asset, impact on local distinctiveness
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM2: Employment Allocations.

Table 7.80 Site PN18

Site Ref: PN19 (Housing): Land to the west of Leeds Road, Pannal									
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		Unlikely to have an 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 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.
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: PN19 (Housing): Land to the west of Leeds Road, Pannal
<p><b>Summary:</b> 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><b>Recommendation:</b> Draft allocation.</p>
<p><b>Key mitigation requirements in relation to:</b> loss of woodland, landscape, proximity to major road, harm to significance of a heritage asset and impact on local distinctiveness.</p>
<p><b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations</p>

Table 7.81 Site PN19



## Villages S - T Draft Allocation Sites

**7.11** The following tables set out the sustainability appraisal undertaken for each site allocation included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 403 of this document.

### Sharow Draft Allocation Sites

Site Ref: SH1 (Housing): Land at New Road, Sharow										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R			Poor local accessibility to local services except bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	Y	Y			Some potential adverse effects - mitigation should be possible. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area is capable of accommodating development and mitigation possible in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Unlikely to 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 land. Would involve the loss of grade 1, 2 or 3 agricultural land
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues but can be mitigated. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.

Site Ref: SH1 (Housing): Land at New Road, Sharow										
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A medium sized greenfield site on the eastern edge of the village. Some adverse effects on biodiversity, local distinctiveness and landscape but mitigation is possible and the site is large enough to incorporate new areas of natural green space. There is also unlikely to be adverse effects on built heritage. The site size allows affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as the site has access to open space/sports and although there is poor accessibility to some local services the site has good access to a primary school and a bus route that has a good quality bus service. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. Some transport and accessibility problems and poor connectivity to cycle routes and some pedestrian access issues but mitigation is possible.</p>										
<p><b>Recommendation:</b> Draft Allocation</p>										
<p><b>Key mitigation requirements in relation to:</b> biodiversity, landscape, transport, provision for cyclists and pedestrians, impact on local distinctiveness,</p>										
<p><b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations</p>										

Table 7.82 Site SH1

## Spofforth Draft Allocation Sites

Site Ref: SP4 (Housing): Land at Castle Farm, Spofforth										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	DG	R	LG	R	DG	DG	R			Some accessibility to local services; poor accessibility to rail services, secondary school and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	DG	DG			Some potential adverse effects on biodiversity - mitigation should be possible. Need not lead to loss of woodland or trees. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Low landscape sensitivity - capacity to accommodate development.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	R			Clean-up of contaminated land. Unlikely to have impact on achievement of air quality objectives. 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. 100% greenfield. Result in the loss of grade 1,2 or 3 agricultural land. Adjacent to major road - A661 Wetherby Road.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	LG	DG	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	O	N			Enables regeneration of derelict /visually unattractive area. Unused stone barns are capable of renovation/reuse. Negative impact on local distinctiveness which can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

<b>Site Ref: SP4 (Housing): Land at Castle Farm, Spofforth</b>
<b>Summary:</b> The site is part of Castle Farm and includes a number of traditional barns and outbuildings. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are some adverse effects on the natural and built environment which can be mitigated and development of this site would have positive environmental effects by enabling the regeneration of a visually unattractive area. There are some transport problems which can be mitigated and provision for cyclists and pedestrians is good. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, proximity to major road, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.83 Site SP4

Site Ref: SP6 (Housing): Land at Massey Fold, Spofforth										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering significant affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	DG	R	LG	R	DG	DG	R			Some accessibility to local services; poor accessibility to rail services, secondary school and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	LG	?	O	O			Significant adverse effects on biodiversity. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Potential to affect air quality. 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. 100% greenfield land. Loss of Grade 1, 2 or 3 agricultural land. Major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance is an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	Y							Bus stop within 400m. Up to 50% within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p><b>Summary:</b>The site is located on the eastern side of Spofforth, south of the A661 Harrogate Road and east of the High Street. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. But there are positive social effects as the site has generally good accessibility to local services except rail services, secondary school and major employment. There are adverse effects on the natural and built environment and development would lead to the loss of grade 3 agricultural land. There are some transport problems which can be mitigated. Provision for cyclists is poor, and whilst there are some pedestrian access and safety issues mitigation is possible. Positive economic effects are realised by the provision of affordable</p>										

<b>Site Ref: SP6 (Housing): Land at Massey Fold, Spofforth</b>
housing as part of the scheme, encouraging investment and local business expansion. Whilst there are adverse effects on the natural and built environment, it is considered on balance that the positive social and economic effects outway the negative environmental effects.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, proximity to major road, transport, severance, impact on historic environment and local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.84 Site SP6

## Staveley Draft Allocation Sites

Site Ref: SV1 (Housing): Land between Minskip Road and Low Field Lane, Staveley										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	R	R	R		Poor local accessibility to local services except bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	LG	?	Y	LG			Significant adverse effects. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: area is capable of accommodating development and mitigation is possible.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Unlikely to 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 land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> The site comprises open fields on the edge of the village. Some significant adverse effects on biodiversity which could be solved by reducing the site size. There are some adverse effects on the historic environment, local distinctiveness and landscape but mitigation is possible. The site size allows for a significant amount affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as there are										

<b>Site Ref: SV1 (Housing): Land between Minskip Road and Low Field Lane, Staveley</b>
no transport or accessibility problems and there is good provision for pedestrians and access to open space/sports. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. The site has poor accessibility to local services except a primary school that is contained in the village, however it has good accessibility to a bus route which offers a good quality bus service.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, provision for cyclists, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.85 Site SV1



## Summerbridge Draft Allocation Sites

Site Ref: SB1 (Housing): Clough House Farm, Summerbridge										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	DG	Y			Some accessibility to local services but poor accessibility to rail services and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R			Some potential adverse effects which can be addressed with substantial mitigation. Likely to result in loss of woodland or trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Unlikely to 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 land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Some transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. At least 50% within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<b>Summary:</b> This is a greenfield site on the south western edge of Summerbridge. Positive social effects are that the site is large enough to provide a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities, is large enough to also help meet the recreation needs of the area and the local primary school is likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to the primary school, local										

<b>Site Ref: SB1 (Housing): Clough House Farm, Summerbridge</b>
shopping facilities as well as a good quality bus service. There are some adverse effects on the natural and built environment including the loss of trees however some mitigation is possible and the site is large enough to incorporate new natural green space including new woodland. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.
<b>Recommendation:</b> Draft Allocation
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, access to cycle routes, harm to significance of heritage asset, impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.86 Site SB1

Site Ref: SB5 (Housing): Land at Braisty Woods, Summerbridge										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	Y	LG			Some accessibility to local services: but poor accessibility to a rail station, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	O		N	?	R	R			Significant adverse effects. Likely to result in loss of woodland /trees - full mitigation not possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - limited or no capacity to accommodate development - few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	R	?	R	LG	N			Unlikely to have an impact on air quality. Very adverse effects on nearby watercourses - mitigation likely. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Would involve the loss of some greenfield land. Would not involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Some transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of greenfield land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p><b>Summary:</b> A greenfield site located to the north of Summerbridge. Positive social effects arise as the site is large enough to provide a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities, and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to the primary school, local shopping facilities, a major employment area, and a good quality bus service. There are significant adverse effects on the natural environment and landscape. Adverse environmental effects on the built environment are capable of mitigation. There are some transport accessibility issues which can be addressed but there is poor accessibility to cycle facilities. Negative effects arise from the loss of Grade 1, 2 or 3 agricultural land but positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion. Whilst there are significant adverse effects in relation to landscape and biodiversity on balance it is considered that this is outweighed by the positive social and economic effects.</p>										
<p><b>Recommendation:</b> Draft Allocation</p>										

Site Ref: SB5 (Housing): Land at Braisty Woods, Summerbridge

**Key mitigation requirements in relation to:** biodiversity, landscape, impact on nearby water courses, impact on signifiante of heritage asset and local distinctiveness.

**Generic and site specific development requirements:** included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.87 Site SB5

## Tockwith Draft Allocation Sites

Site Ref: TW3 (Housing): Church Farm, Tockwith										
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. 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			Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 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.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

<b>Site Ref: TW3 (Housing): Church Farm, Tockwith</b>
<b>Summary:</b> 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.
<b>Recommendation October 2016 consultation:</b> Not to allocate.
<b>Amendment to Recommendation:</b> Draft allocation.
<b>Key mitigation requirements in relation to:</b> biodiversity, landscape, cycle routes, pedestrian access, harm to significance of heritage asset and impact on local distinctiveness.
<b>Generic and site specific development requirements:</b> included in the Harrogate District Local Plan: Publication Draft 2018 in Chapter 10 under Site Requirements and Policy DM1: Housing Allocations

Table 7.88 Site TW3

## 8 New Settlement Options

**8.1** The process the council has already undertaken to identify potential areas for future growth as set out in previous iterations of the SA is included at Appendix 6. This included a survey of Members, parish councils and Neighbourhood Plan teams, together with workshops held with Members and transport stakeholders, including North Yorkshire County Council. This work informed areas for search and was followed by further workshops with the council's internal consultancy team to identify thoughts in relation to conservation, design, landscape and highways issues.

**8.2** As a result 11 strategies were identified for further investigation. The key high level pros and cons for each were identified using the 16 SA objectives and provided a detailed picture of the potential overall social, economic and environmental effects of each strategy. The pros and cons were used to identify the main benefits, disadvantages and potential mitigation measures associated with each option. Each option was then scored against a set of simplified criteria drawn from the SA objectives. From this work focusing growth in the largest settlements, concentrating growth in public transport corridors and concentrating growth around the strategic east-west road corridor performed best. This informed the choice of five growth options which started a conversation about where the focus of future growth should be through the Harrogate District Local Plan Issues and Options Consultation held in Summer 2015.<sup>(21)</sup>

**8.3** Following this consultation the following influenced the choice of growth option:

- **Availability of sites** - sites submitted as part of the call for sites were assessed through the Site assessment/SA process. A significant number of the most sustainable sites were located in existing settlements where there is the best accessibility to jobs and services, where existing infrastructure can be utilised and where it is generally easier and more cost effective to deliver growth. Most sites identified were in Harrogate, Knaresborough and Ripon, the main settlements in the district.
- **Objectively assessed housing need** - the amount of land required to meet the objectively assessed housing need was then considered in relation to the availability of sites. This identified that there were insufficient suitable sites in the main settlements or in other settlements included in the settlement hierarchy to meet this need. At this stage those sites where the site assessment work/sustainability appraisal produced a red score for landscape impact, impact on a heritage asset, ecology or local distinctiveness were generally not identified as preferred options.
- **Development well related to the Key Public Transport corridor and the Strategic East-West Road Corridor** - these were both growth options which performed the next best after focusing growth in the main settlements in the

earlier assessment work undertaken as shown in Table 6.1 Comparison of strategy assessments included in Appendix 6. Parts of these growth options also overlapped with the area of search for a new settlement. Two potential options for a new settlement in this area have emerged as part of the call for sites and SA/site assessment work.

- **Development of the draft growth option** - in order to meet the objectively assessed housing need and to locate growth in the most sustainable locations the majority of new housing and employment growth is proposed in the District's main settlements and in the public transport corridor to the east of Knaresborough. The public transport corridor to the west of Knaresborough and south of Pannal is within green belt and a review of the green belt is not proposed.

**8.4** To the east of Knaresborough draft options for a new settlement were identified and assessed as part of the accompanying 2016 Draft Plan consultation.<sup>(22)</sup> These were:

- **Option 1: at Flaxby, adjacent to the A1(M)** - The site currently consists of a golf course and is located on the corner of the A59 and A1. York Road which runs through the village of Flaxby dissects the northern part of the site. Small areas of woodland and water associated with the golf course are scattered throughout the site. A substantial area of woodland extends into the site on the southern boundary which is located across the A59. A bund separating the site from the A1 runs along the eastern boundary of the site. Views of Allerton Park Registered Park and Garden can be seen from the site.
- **Option 2: Land at Green Hammerton** - A large site that includes land between the adjacent villages of Kirk Hammerton and Green Hammerton. It lies to the north of the railway line and either side of the A59 which runs east/west through the centre of the site. From the east the land rises to a high point west of Kirk Hammerton Lane. The site contains many fields which have hedgerow boundaries and trees. There is structure planting along the A59 and some trees along the railway line. Within the site are a number of residential properties and farms as well as a large nursery

**8.5** A number of initial, high level, significant pros and cons associated with each site, in relation to infrastructure costs and site development issues, were identified and are summarised at Table 8.75:

21 For further information please visit [consult.harrogate.gov.uk/portal/pp/lp/io2015/hdlp2015](http://consult.harrogate.gov.uk/portal/pp/lp/io2015/hdlp2015)  
22 Draft Sustainability Appraisal 2016

	Green Hammerton	Flaxby
<b>Pros</b>	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>Two rail stations within the site offering potential for non car journeys.</li> <li>Potential to reduce to a single station with wider network benefits.</li> <li>Build upon existing infrastructure of established community.</li> <li>Realignment of A59 bringing wider traffic management/safety benefits.</li> </ul>	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>Aspiration to deliver a rail station with potential park and ride - no detailed work undertaken.</li> <li>Gas and electricity provision less of an issue than at Green Hammerton.</li> <li>Potential to use heat from nearby incinerator.</li> <li>More closely related to Harrogate/Knaresborough housing market.</li> </ul>
	<b>Site development</b> <ul style="list-style-type: none"> <li>Single promoter reducing risks to delivery.</li> <li>Potential to create sense of community by building upon existing settlement/community facilities.</li> <li>Separate from both York and Knaresborough providing the opportunity to create a more self sufficient settlement.</li> </ul>	<b>Site development</b> <ul style="list-style-type: none"> <li>Limited number of landowners making delivery more straight forward.</li> <li>Significant employment allocation to south of the site.</li> <li>Impacts on historic environment and landscape can be mitigated.</li> </ul>
<b>Cons</b>	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>Impact on J47 A1(M) - Highways England are leading on the assessment of this.</li> <li>Realignment of the A59 and relationship to rail line.</li> <li>Significant infrastructure investment required - waste water, schools, electricity, gas.</li> </ul>	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>Limited scope for non-car travel from site.</li> <li>Significant infrastructure investment required eg waste water, school.</li> <li>Impact on J47 A1 (M) - land take for improvement.</li> <li>Encourage commuting on A1(M).</li> </ul>
	<b>Site development</b> <ul style="list-style-type: none"> <li>Red scores for Landscape and historic environment.</li> <li>Multiplicity of landowners - most of which are signed up.</li> <li>Loss of Grade 2 agricultural land.</li> <li>Limited employment land.</li> <li>Relocation of the nursery required.</li> </ul>	<b>Site development</b> <ul style="list-style-type: none"> <li>Red score for ecology.</li> <li>Close proximity to Knaresborough with associated risks of not developing its own identity and function.</li> <li>Loss of grade 2 agricultural land.</li> <li>Flood risk - zones 2 and 3.</li> <li>Noise from A1(M) - residential amenity issue.</li> <li>May come under pressure for creation of green belt between Flaxby and Knaresborough.</li> </ul>

Table 8.1 New Settlement Options: Pros and Cons

**8.6** The initial SA assessments for these options were undertaken in the same way as the site assessments produced for other sites. Further detailed work was then undertaken to help inform the council's decision on which of the two options to take forward to the next stage of plan preparation. In July 2017 the council undertook an Additional Sites Consultation which included an Addendum<sup>(23)</sup> to the Sustainability Appraisal. This Addendum included Green Hammerton as the draft allocation for a new settlement. However, in light of the response to the Additional Sites Consultation and further work undertaken, the council has developed its approach to the definition of a new/expanded settlement further. This new approach is set out in the New Settlement Background Paper (November 2017).

**8.7** In order to ensure that all potential options for a new/expanded settlement can clearly be compared as part of the Sustainability Appraisal these potential sites are now drawn together in this new chapter of the SA, together with a new hybrid option put forward by the council which identifies a broad area of search in the Green Hammerton/Cattal area. The SA assessments of the eight options is followed by a

summary matrix enabling comparison of the scores and a commentary which provides an overview of the new settlement options and their performance against the 16 sustainability objectives. The options assessed are:

- CA5: New settlement at Maltkiiln, near Cattal
- DF7: New settlement at Dishforth Airfield
- FX3: New settlement at Flaxby
- GH11: New settlement at Green Hammerton
- GH12: New settlement at Green Hammerton, Kirk Hammerton and Cattal
- OC5: New settlement at Kirk Deighton Grange Farm, near Kirk Deighton
- OC11: New settlement west of the A61, near South Stainley
- New settlement option - area of search - Cattal/Green Hammerton

**8.8** A new settlement option at Kirkby Hill was submitted in October 2014 following the call for sites, but has not been promoted since the Issues and Options Stage. This option has therefore been scoped out from this assessment.



**8.9** The following tables set out the sustainability appraisal undertaken for each of the new settlement options. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: CA5 (new settlement): Maltkiln, near Cattal										
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. Site is large enough to accommodate new play area..
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG								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			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 effects on biodiversity but mitigation should enable development. 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			Potential to affect achievement of air quality objectives. Some adverse effect on surface water and watercourses - mitigation possible. 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 2 agricultural land. A major road - the A59 and the railway lline 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/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 and safety issues. The area offers the opportunity to enhance existing rail facilities (eg through improvements to pedestrian access/parking or park and ride/station improvements.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m but may be potential for improvement. 50% or more 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 a 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.

Site Ref: CA5 (new settlement): Maltkiln, near Cattal							
15. Good quality employment opportunities available to all	DG	?					Mixed use development can be accommodated. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	LG						Provision of employment land will encourage investment and support local business expansion.
<p><b>Summary:</b> The site is 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><b>Recommendation 2016 Draft Plan:</b> Not to allocate.</p>							
<p><b>Recommendation 2018 Publication Draft:</b> Part of new settlement broad location for growth - Green Hammerton/Cattal.</p>							

Table 8.2 Site CA5 (formerly CA4)

Site Ref: DF7 (new settlement): Land at Dishforth Airfield								
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. Site is large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R					Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet the recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	N	?	R	R	Some potential effects on biodiversity but mitigation should enable development. Need not result in loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	DG	O	O	?	DG	O	R	Clean up of contaminated land. Potential to affect achievement of the air quality objectives. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Includes over 75% brownfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N		Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to 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					Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	N							No conservation 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	DG	?						Mixed use development can be accommodated. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	LG							Provision of employment land will encourage investment and support local business expansion

<b>Site Ref: DF7 (new settlement): Land at Dishforth Airfield</b>
<b>Summary:</b> The site comprises an area of non-operational land associated with Dishforth Airfield lying to the south of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There is potential to accommodate mixed uses including the provision of community facilities. The site is accessible to a play area/amenity open space/outdoor sports and is large enough for on-site provision. There is poor accessibility to all local services. The provision of employment as part of a mixed use development would encourage local business expansion providing positive economic effects. Significant transport/accessibility problems have been identified requiring substantial mitigation and there are some issues with pedestrian and cycle connections. Some adverse effects on biodiversity have been identified requiring substantial mitigation. Negative environmental effects arise from the loss of some Grade 2 agricultural land, potential impacts on air quality and the high sensitivity of the landscape which has limited or no capacity to accommodate development.
<b>Recommendation 2016 Draft Plan:</b> Not to allocate
<b>Recommendation 2018 Publication Draft:</b> Not identified as new settlement option.

Table 8.3 Site DF7

Site Ref: FX3 (new settlement), at Flaxby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports. Site is large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school likely to be at or near capacity and likely to require expansion.
5. Culture, leisure and recreation activities available to all.	DG									Can meet recreational needs of the area.
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services: but accessible to good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	Y	O			Significant adverse effects on biodiversity. Development need not lead to loss of woodland/trees/potential new woodland creation. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity: area not capable of accommodating development Landscape capacity: limited opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Potential to affect air quality objectives. Some adverse impact on water courses 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. Grade 1, 2 or 3 agricultural land. Located next to A59/A1 and railway.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	O	N				Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	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 development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	DG			Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use development can be accommodated. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	DG									Will encourage investment and support local business expansion.

<b>Site Ref: FX3 (new settlement), at Flaxby</b>
<b>Summary:</b> A large site located to the north of the A59 and west of J47 A1(M) which has been used as a golf course. Positive social effects are achieved as the site is capable of delivering a significant amount of affordable housing as part of a mixed use development which also includes employment and community facilities and has the ability to meet the recreation needs of the area. There are significant adverse effects on the natural environment, but site size provides the opportunity for new woodland creation and provision of new natural green space/ green infrastructure. Adverse effects on the built environment can be mitigated and site development provides the opportunity for high quality design. There is poor accessibility to local services and the local school is at or near capacity. There are significant transport/accessibility and cumulative impact problems requiring substantial mitigation. Positive economic effects are realised by the provision of housing and employment on the site, which will encourage investment and support local business expansion.
<b>Recommendation Draft Plan 2016:</b> New settlement option for further consideration.
<b>Recommendation Additional Sites Consultation 2017:</b> Not identified as new settlement option for further consideration
<b>Recommendation 2018 Publication Draft:</b> Not identified as new settlement option

Table 8.4 Site FX3

Site Ref: GH11 (new settlement) at Green Hammerton									
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	DG	R						Provision of affordable housing will help reduce social isolation. 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 potential effects on biodiversity but mitigation should enable development. 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. 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: 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 achievement of air quality objectives. 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 land. 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. Good provision for cyclists. Some pedestrian access issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	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	DG	?							Mixed use development can be accommodated. Public transport provision cannot be predicted at this stage.

Site Ref: GH11 (new settlement) at Green Hammerton										
16. Conditions for business success, economic growth and investment	LG									Provision of employment land will encourage investment and support local business expansion
<p><b>Summary:</b> 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. There is potential to accommodate mixed uses including the provision of community facilities. 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><b>Recommendation Draft Plan 2016:</b> New settlement option for further consideration.</p>										
<p><b>Recommendation Additional Sites Consultation 2017:</b> Preferred location for new settlement.</p>										
<p><b>Recommendation 2018 Publication Draft:</b> Part of new settlement broad location for growth - Green Hammerton/Cattal.</p>										

Table 8.5 Site GH11



Site Ref: GH12 (new settlement): New settlement at Green Hammerton, Kirk Hammerton and Cattal, Option Two								
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	DG	R					Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	O	Y	R	Poor accessibility to local services except local shopping, 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 potential effects on biodiversity but mitigation should enable development. Need not result in the loss of trees and there is potential for new woodland creation. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area not capable of accommodating development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Potential to affect achievement of 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. 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	DG	?						Mixed use development can be accommodated. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	LG							Provision of employment land will encourage investment and support local business expansion.

<b>Site Ref: GH12 (new settlement): New settlement at Green Hammerton, Kirk Hammerton and Cattal, Option Two</b>
<b>Summary:</b> A large site that includes land between and around the adjacent villages of Kirk Hammerton and Green Hammerton. It lies to the north of the railway line and includes land on both sides of the A59. 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 accessibility to some 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.
<b>Recommendation Draft Plan 2016:</b> Further consideration within the context of a new settlement option.
<b>Recommendation Additional Sites Consultation 2017:</b> Part of preferred option for new settlement at Green Hammerton.
<b>Recommendation 2018 Publication Draft:</b> Part of new settlement broad location for growth - Green Hammerton/Cattal.

Table 8.6 Site GH12

Site Ref: OC5 (new settlement): New Settlement at Deighton Grange Farm, near Kirk Deighton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	O	O			Some potential effects on biodiversity but mitigation should enable development. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Potential to affect achievement of air quality objectives. Some adverse effects on watercourses - mitigation possible. 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 some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	R	DG			Demolition of buildings required. Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	DG									Provision of employment will boost local economy.

<b>Site Ref: OC5 (new settlement): New Settlement at Deighton Grange Farm, near Kirk Deighton</b>
<b>Summary:</b> The site is located between the A1(M) and the A168 north of the village of Kirk Deighton. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There is potential to accommodate mixed uses including the provision of community facilities. The site is accessible to a play area/amenity open space/outdoor sports and is large enough to meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Some transport/accessibility issues have been identified which can be mitigated. There is poor connectivity for cycling and some pedestrian access issues. Some adverse effects on biodiversity have been identified but can be mitigated. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness, harm to the historic environment, the potential impact on air quality and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development. The site is large enough for a mixed use development which would have beneficial economic effects through the provision of employment land.
<b>Recommendation Draft Plan 2016:</b> Not to allocate
<b>Recommendation 2018 Publication Draft:</b> Not identified as new settlement option

Table 8.7 Site OC5

Site Ref: OC11 (new settlement): New settlement west of the A61, near South Stainley										
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									Site is large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including 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			Potential to affect achievement of the Air Quality objectives. Some adverse effects on surface water and watercourses - mitigation possible. 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. 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									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use can 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.
16. Conditions for business success, economic growth and investment	LG									Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

<b>Site Ref: OC11 (new settlement): New settlement west of the A61, near South Stainley</b>
<b>Summary:</b> 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.
<b>Recommendation Draft Plan 2016:</b> Not to allocate.
<b>Recommendation 2018 Publication Draft:</b> Not identified as new settlement option

Table 8.8 Site OC11

Site Ref: New Settlement Option - Area of Search Cattal/Green Hammerton									
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 facility 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 incorporating community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area in addition to it's own requirements.
6. Local needs met locally.	R	O	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.	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. There are public rights of way within or close to the site. 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	?	O	O	R		Site is unlikely to contain any contaminated land. Potential to affect achievement of air quality objectives. Some adverse effects on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Approximately 1-24% previously developed land. 50% or more is 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	?	DG	O	O	LG			Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle routes. Some pedestrian access issues but mitigation possible. Severance can be overcome. The area offers the opportunity to enhance existing rail facilities (eg through improvements to pedestrian access/parking or park and ride/station improvements.
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 increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG		Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?							Mixed use scheme including housing and employment land. Public transport provision cannot be predicted at this stage.

Site Ref: New Settlement Option - Area of Search Cattal/Green Hammerton										
16. Conditions for business success, economic growth and investment	LG									Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion.
<p><b>Summary:</b> The area of search is bisected by the Harrogate Rail line. To the north is the village of Green Hammerton, the A59 and an existing nursery business. To the south are Cattal and Hammerton Stations and to the south west an area of open countryside. The area includes a number of sites previously assessed through the SA process including CA5, GH11 and GH12 . Positive social effects occur as within the area of search there is potential to deliver a development to include a significant amount of affordable housing, to be accessible to an existing play area/amenity open space/outdoor sports facilities and also help meet the recreation needs of the area as well as providing new green space adding to green infrastructure. There are two schools within the area of search, one which is at or near capacity and likely to require expansion and one with spare capacity. A precautionary approach is taken in this respect by identifying adverse effects. There is poor accessibility to local services however the site is large enough to offer the potential for a mixed use settlement that would include new community facilities and local services. Two rail stations are within the area of search and the scale of development proposed would enable improvement of bus services and enhancement of existing rail facilities. This would realise substantial positive environmental, social and economic benefits. Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation have been identified but can be addressed through development. Positive effects arise from the ability to create new environments which encourage walking and cycling. There are adverse effects on the built and natural environment some of which can be mitigated. Negative effects occur from the loss of a greenfield site which is predominantly Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme.</p>										
<p><b>Recommendation 2018 Publication Draft:</b> Preferred approach - new settlement broad location for growth - Green Hammerton/Cattal.</p>										

Table 8.9 New settlement Option - Area of Search - Cattal/Green Hammerton

**8.10** The following section provides a summary matrix enabling the scoring of the sites against the 16 sustainability objectives to be compared.



Sustainability Appraisal Site Assessment Summary Tables: New settlement options

Settlement	Site	1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Adverse impact on schools	5a Accessibility to recreation	5b Promote/enhance culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures 1-25ha	8c Promote natural environment	8d Environment Agency	8e Landscape sensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/ground water	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/rail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14c Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth	
Cattal	CA5	DG	LG	DG			?	DG	DG		DG	N	R	O	R	R	R	R	R	R	R	DG	O	DG	DG	LG	?	O	R	N	O	O	?	O	O	O	LG	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	?	LG					
Dishforth	DF7	DG	LG	LG			?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	R	R	DG	O	O	?	DG	O	O	N	O	n/a	DG	R	R	DG	R	N	n/a	n/a	n/a	N	N	N	DG	DG	?	LG				
Flaxby	FX3	DG	LG	DG			?	DG	DG		DG	R	Y	R	R	R	R	R	R	R	R	R	LG	R	DG	DG	LG	?	Y	O	N	O	O	?	LG	O	O	N	O	n/a	DG	R	R	O	n/a	n/a	n/a	N	R	O	DG	DG	?	DG					
Green Hammerton	GH11	DG	LG	DG			?	DG	DG		R	DG	N	R	R	R	O	R	O	Y	R	R	O	DG	DG	LG	?	R	R	N	O	O	?	R	O	R	O	?	DG	O	O	N	O	n/a	DG	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	?	LG	
Green Hammerton	GH12	DG	LG	DG			?	DG	DG		R	DG	N	R	R	R	O	R	O	Y	R	R	O	DG	DG	LG	?	R	R	N	O	O	?	R	O	R	O	?	DG	O	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	?	LG
Open Countryside	OC5	DG	LG	R			?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	O	O	N	O	O	?	R	Y	N	Y	?	O	O	O	N	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	?	DG
Open Countryside	OC11	DG	LG	DG			?	DG	DG		R	DG	N	Y	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	R	R	N	O	O	?	R	Y	R	O	?	O	R	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	DG	LG

**8.11** The following table provides a commentary on the assessment of potential new/expanded settlement options and considers how well they achieve the 16

sustainability objectives. The assessment seeks to identify differences in sustainability in order to inform the decision making process.

SA Objective	Commentary on New/expanded settlement options assessments
<p><b>1. Quality housing available to everyone.</b></p>	<p>All of the options assessed have very positive effects in relation to this objective as they would provide a significant contribution to the delivery of the objectively assessed housing requirement identified in local plan Policy GS1: Providing New Homes and Jobs. The scale of housing would also contribute to achieving a housing mix, including affordable housing and starter homes, self-build housing, and older people's housing to meet the housing needs of the district. With the exception of DF7 all sites are mainly greenfield land and therefore would be expected to meet the affordable housing requirement of 40% as required by draft local plan policy HS2: Affordable Housing and Starter Homes. This is also most likely to be achieved for the larger options. The provision of a mix of house types will in turn have further positive effects by enabling more people to both live and work in the District, supporting the local economy and reducing traffic impacts associated with commuting into and out of the District for work. These positive effects have further cumulative impacts as they contribute to achieving objectives 4, 10, and 15.</p> <p>The provision of high levels of residential amenity is addressed by Policy GS7: Health and wellbeing. Master Planning associated with a new/expanded settlement provides the opportunity to positively plan for the creation of sustainable settlements from the outset. Policies CC3 and CC4 address renewable energy and sustainable design. All the new settlement options would provide the opportunity to incorporate measures to address energy efficiency and off set the overall increase in energy arising from development.</p>
<p><b>2. Conditions and services to engender good health</b></p>	<p>Local Plan Policy GS7: Health and Wellbeing identifies how development proposals can promote, support and enhance health and wellbeing. The plan's policies also enable the protection of existing green space, the provision of new green spaces and additions to green infrastructure as an integral part of new development .</p> <p>Healthy lifestyles are also encouraged by improving access to safe and convenient walking and cycling routes. There is an opportunity as part of the master planning of any new/expanded settlement option to plan this provision from the outset resulting in positive social effects. Also see commentary on objectives 8 and 10.</p>
<p><b>3. Safety and Security for people and property</b></p>	<p>This is generally beyond the scope of the local plan but issues such as natural surveillance are matters considered as part of the detailed design and layout of development proposals providing the opportunity to design out crime where possible.</p>
<p><b>4. Vibrant communities that participate in decision making</b></p>	<p>The provision of affordable housing has positive social effects as it contributes to the creation of well-balanced communities and helps to reduce social isolation and enable a greater number of young people to live and work in the District. As noted under objective 1 the creation of a new/expanded settlement should enable the delivery of a significant amount of affordable housing. This is likely to be maximised on greenfield sites, and on the larger sites which also provide the best opportunities for dwelling mix, improvements to public transport, employment and provision of local services.</p>
<p><b>5. Culture, leisure and recreation facilities available to all</b></p>	<p>New housing and employment provision may help support local cultural facilities. The development of a new settlement also provides the opportunity to bring forward new or improved community facilities and all sites assessed score positively in relation to providing the opportunity to meet the recreational needs of the area, in addition to their own open space requirements.</p>
<p><b>6. Local needs met locally</b></p>	<p>Master Planning of a new/expanded settlement provides the opportunity in the longer term to create a sustainable new settlement where the majority of local needs can be met locally and score well in relation to this objective. Currently the options assessed generally score poorly for this objective with DF7 and OC5 having red scores in relation to access to all services. FX3 and OC11 are both accessible to a good quality bus service but have red scores for access to the remaining local facilities. GH11 and GH12, because of their proximity to Green Hammerton, benefit from access to a school and GP with GH12 also having access to local shopping facilities. CA5, GH11 and GH12 have access to a rail station.</p> <p>The area of search for a new/expanded settlement includes both Hammerton and Cattal Stations and the Harrogate-Kirk Deighton-Wetherby Bus Service route along the A59 is also within the search area.</p> <p>Site size is important in relation to the ability of the options to meet local needs for housing and also ensure that local needs for services and facilities can also be met locally. This may therefore be an issue for the 3 smallest options assessed (OC11- South Stainley - 81ha, DF7 - Dishforth Airfield-107ha, OC5 Kirk Deighton - 111ha)</p>

SA Objective	Commentary on New/expanded settlement options assessments
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>	Only options FX3 and CA5 have access to local primary schools with spare capacity. Schools serving other options are likely to be at capacity, or are at capacity and require expansion in order to accommodate future growth. CA5 also forms part of the New/expanded settlement option - area of search, so there is the potential for this option to also be served by a local primary school with spare capacity.
<b>8. Biodiversity and importance of the natural environment</b>	<p>For 7 out of the 8 options assessed some adverse effects on sites with biodiversity value have been identified, but mitigation should be possible and can be addressed through master planning proposals for the site, together with the provision of links to existing GI features, especially those which are important in a regional context, resulting in wider positive cumulative impacts for biodiversity.</p> <p>FX3 has significant adverse effects on biodiversity as the site has woodland of high ecological value and an extensive pond network likely to have high biodiversity value including Great Crested Newts. A red score for biodiversity is rare within the sites assessed for the local plan.</p> <p>In relation to the landscape impacts of the new/expanded settlement options there will inevitably be significant effects resulting in the loss of an area's rural character. In 5 of the 8 options there is a double red score for landscape sensitivity and capacity (DF7, GH11, GH12, OC11 and the New/expanded settlement option- area of search). There are no green scores for landscape for any of the options assessed. The options with the least negative landscape effects are FX3 and OC5 (which forms part of the New/expanded settlement option- area of search).</p> <p>All site assessments do however indicate that there are positive effects as development does not need to result in a loss of existing woodland on site and with the exception of DF7 and OC5 there is also the potential for new woodland planting. Site master planning presents the opportunity to create a new high quality landscape which enhances those existing features of significance.</p>
<b>9. Minimal pollution levels</b>	All options have the potential to affect the achievement of air quality objectives. Increases in traffic generated by new development on greenfield sites could lead to a reduction in air quality particularly if increased traffic creates congestion. The provision of good public transport and a well designed environment which encourages walking and cycling are therefore important elements in any new/expanded settlement option. Provision will have positive cumulative effects in relation to objective 10 and are likely to be maximised where there access to good public transport can be achieved.
<b>10. A transport network which maximises access whilst minimising detrimental effects.</b>	All sites with the exception of OC5: Deighton Grange have significant transport and/or accessibility problems requiring substantial mitigation as part of development proposals. At this stage increased public transport provision and extension of services cannot be predicted for any of the sites. However, where there is already access to good public transport or where such provision can be improved an option is more likely to meet the requirements of Policy T11: Sustainable Transport which seeks to minimise the need to travel and encourages sustainable travel behaviour. Significant positive effects are realised from those sites which are located where there is access to a rail station and in a location where existing bus services can be improved. CA4, GH11/12 and the New /Expanded Settlement Option - Area of search perform best in this respect.
<b>11. Minimise greenhouse gas emissions and a managed response to climate change.</b>	<p>The local plan growth strategy, settlement hierarchy and policies in the plan direct development to the most sustainable locations. Most development is located within key transport corridors where there is good access to public transport or where it can be improved. The location of any new/expanded settlement should therefore also meet the requirements of the growth strategy.</p> <p>A key site requirement for all development is the need to be designed to be resilient to, and adapt to, climate change. All options provide opportunities to do this but larger sites may be able to maximise the achievement of this requirement.</p>
<b>12. Prudent and efficient use of energy and natural resources with minimal production of waste.</b>	<p>All new development will increase the use of primary resources with new households creating an increase in energy and water consumption. Objective 12 above identifies that the planning of a new/expanded settlement provides opportunities to address climate change issues from the outset.</p> <p>With the exception of DF7 all sites are located on greenfield sites.</p>
<b>13. Protect and enhance the historic environment.</b>	The mitigation of impacts on the historic environment is challenging in a District with a high quality built environment and this is reflected in the scoring of these options. With the exception of DF7 9 (which was scoped out) development is considered likely to result in harm to the significance of a heritage. Master planning of a new/expanded settlement will provide the opportunity to retain, reveal and improve such assets creating positive cumulative effects and contributing to local distinctiveness and the achievement of objective 14.
<b>14. Quality built environment and efficient land use patterns</b>	Retaining local distinctiveness, the quality of the built environment and efficient land use patterns is addressed through the policies of the local plan and would apply to all options. Six out of the eight options have a red score for local distinctiveness. FX3 has a negative impact but this can be mitigated. No negative impact is identified for DF7 but this site does have a double red score for landscape impact under objective 8.
<b>15. Good quality employment opportunities available to all</b>	All options have the potential to provide some employment as part of a new/extended settlement option.

SA Objective	Commentary on New/expanded settlement options assessments
<b>16. Conditions for business success, economic growth and investment.</b>	All options have the potential to provide some employment as part of a new/extended settlement option.

Table 8.10

**8.12** From the above table it is clear that there are few significant differences in the performance of the options assessed against the sustainability objectives. The master planning process, which would be undertaken for the option which is included in the local plan, provides the opportunity to address key issues such as green infrastructure provision, environmental impact, open space, and sustainable transport in a coordinated and comprehensive way. All sites will deliver housing growth but the amount provided and the ability to provide a mix of uses on the site will be influenced by site size and location. Significant long term positive effects in relation to sustainability objectives transport (10), climate change (11) and local needs met locally (9) will be met in those locations where there is good access to public transport, especially where there are existing bus and rail services which can be enhanced. CA4, GH11, GH12 and the New /Expanded Settlement Option - Area of search perform best in this respect.