

Harrogate District Local Plan: Gypsy and Traveller Background Paper



November 2017

1 Introduction	2
2 National Policy	3
3 Gypsy and Traveller Accommodation Assessment (GTAA)	4
4 Meeting the Requirement	6
5 Site Assessments	19
Harrogate sites	20
Knaresborough sites	38
Village sites	45
Wetherby and Open Countryside sites	57
6 Approach to Meeting the Requirement	60
Appendices	
Appendix 1 Maps showing areas of search and assessed sites	?
Appendix 2 Existing Gypsy and Traveller Sites	67

1 Introduction

1 Introduction

- 1.1** Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. For the purposes of the planning system, Gypsies and Travellers means:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such"

- 1.2** Gypsies and Travellers are recognised as being a distinct ethnic group and are protected from discrimination by the Equality Act 2010. There is therefore a statutory duty on public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations in the course of developing policies and delivering services.
- 1.3** As in most other areas of the country, there is a shortage of authorised Gypsy and Traveller sites in Harrogate district to meet identified need. This leads to unauthorised developments and results in uncertainty for both the settled population and the Gypsy and Traveller community. It is also well recognised that Gypsies and Travellers are amongst the most socially excluded groups in society and research has consistently confirmed the link between the lack of good quality sites and poor health and education outcomes. Both the government and the council recognise that these inequalities must be addressed, whilst ensuring the planning system is not abused. The provision of sites can therefore be the key to tackling a host of issues.
- 1.4** The failure to allocate sufficient land to meet the need for new pitches has a number of impacts including:
- continuing the current problem of unauthorised development as well as tension with the settled community;
 - restricting the council's ability to enforce against unauthorised development as our ability to enforce is related to our pro-activity in meeting the need for new provision and
 - increasing the difficulty of ensuring that the Gypsy and Traveller community has access to all the support and services they need.
- 1.5** Local planning authorities are currently required to identify and allocate sufficient sites to meet the needs of these groups within their local plans. This means that when delivering sites consideration is required to which sites are available and suitable for different types of the travelling community.
- 1.6** This background paper which is an update of the previously published Harrogate District Draft Local Plan: Gypsy and Traveller Site Assessments July 2017 forms part of the evidence base for the emerging Harrogate District Local Plan and provides the context to the council's approach to Gypsy and Traveller provision and demonstrates how the district's Gypsy and Traveller pitch requirement can be delivered through sites allocated in the Local Plan. It provides information on:
- The national policy context;
 - The gypsy and traveller requirement within the Plan;
 - Options for meeting the requirement; and
 - Methodology and assessment of potential sites including the existing gypsy and traveller sites

2 National Policy

- 2.1** Planning Policy for Traveller Sites (PPTS) (August 2015) states that the overarching aim of government is to *"ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community"* (para 3).
- 2.2** In producing local plans, local planning authorities should:
- Use a robust evidence base to establish accommodation needs;
 - Set pitch targets to address the likely permanent and transit site accommodation needs of travellers in their area;
 - Identify and update annually a supply of specific deliverable sites to provide five years worth of sites against their locally set targets;
 - Identify a supply of specific developable sites or broad locations for years six to ten and where possible for years 11-15; and
 - Set criteria based policies to meet identified need and/or provide a basis for decisions in case applications nevertheless come forward.
- 2.3** PPTS also states that *"local planning authorities should ensure that sites are sustainable economically, socially and environmentally"* (para 13) by ensuring that policies:
- Promote peaceful and integrated co-existence between the site and the local community.
 - Promote access to appropriate health services.
 - Ensure that children can attend school on a regular basis.
 - Provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment.
 - Provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development.
 - Avoid placing undue pressure on local infrastructure and services.
 - Do not locate sites in areas at high risk of flooding.
 - Reflect the extent to which traditional lifestyles, (whereby some travellers live and work from the same location thereby omitting many travel to work journeys), can contribute to sustainability.
- 2.4** Traveller sites in the Green Belt are classed as inappropriate and should not be approved, except in very special circumstances. The PPTS does however allow for the exceptional limited alteration to the defined Green Belt boundary, which might be to accommodate a site inset, to meet a specific identified need for a traveller site. This should only be done through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.

3 Gypsy and Traveller Accommodation Assessment (GTAA)

3 Gypsy and Traveller Accommodation Assessment (GTAA)

3.1 An updated Gypsy and Traveller Accommodation Assessment (GTAA) was published in July 2017 and provides a robust assessment of current and future need for Gypsy and Traveller accommodation in Harrogate.⁽¹⁾ The study provides the evidence base to enable the council to comply with our requirements towards Gypsies and Travellers under the Housing Act 1985, the National Planning Policy Framework 2012, Planning Practice Guidance (PPG) 2014 (as amended), Planning Policy for Traveller Sites (PPTS) 2015 and the Housing and Planning Act 2016.

3.2 The current Gypsy and Traveller provision in Harrogate district is as follows:

Category	Sites	Plots
Public Sites (council and registered providers)	2	40
Private with permanent planning permission	1	2
Private sites with temporary planning permission	2	2
Private sites with tolerated planning permission	0	0
Unauthorised provision	2	2
Public Transit Provision	0	0
Private Transit Provision	0	0
Travelling Showpeople provision	0	0

Table 3.1 Gypsy and Traveller provision in Harrogate district

3.3 The PPTS provides the current planning definition of a Gypsy and Traveller as "*persons of nomadic habit of life whatever their race and origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people together as such. In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*

- a. *Whether they previously led a nomadic habit of life*
- b. *The reasons for ceasing their nomadic habit of life*
- c. *Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances*

3.4 The GTAA addresses the planning definition issue and what actually constitutes travelling and identifies a need for **six additional pitches** for households that meet the planning definition of Gypsy and Traveller. This requirement is made up as follows:

Source	Number of pitches
Supply of Pitches	
Available vacant public and private pitches	5
Additional supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0

Gypsy and Traveller Accommodation Assessment (GTAA) 3

Source	Number of pitches
Pitches vacated by households moving away from the study area	0
TOTAL SUPPLY	5
Current Need	
Households on unauthorised pitches	2
Movement from bricks and mortar	2
Concealed households/doubling-up/over-crowding	0
Households on waiting lists for public sites	0
TOTAL CURRENT NEED	4
Future Need	
Five year need from older teenage children	2
Households on sites with temporary planning permission	2
In-migration	1
Net new household formation	2
TOTAL FUTURE NEED	7
NET PITCH NEED = (Current and Future Need - Total Supply)	6

Table 3.2 Additional need for Gypsy and Traveller households in Harrogate that meet the Planning Definition (2017 - 2032)

3.5 The requirement for six additional plots is split into the following five year periods:

0 - 5 (2017 - 2020)	6 - 10 (2022 - 2027)	11 - 15 (2027 - 2032)	Total
4	1	1	6

Table 3.3 Requirement split into five year periods

4 Meeting the Requirement

4 Meeting the Requirement

- 4.1** The Planning Policy for Traveller Sites (PPTS) states that in producing Local Plans, local planning authorities should:
- Identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites.
 - Identify a supply of specific, developable sites, or broad locations for growth, for years six to 10 and, where possible, for years 11-15.
- 4.2** As already identified, there is a need to make provision for six additional pitches, four of these in the first five years. There are therefore a number of options available to meet the requirement as follows:
- Do nothing.
 - Expand existing authorised sites.
 - Allocate a new site/s in the Local Plan.
 - Regularise the existing temporary and unauthorised sites.

Do nothing

- 4.3** The PPTS states that local authorities must address the permanent site accommodation needs of travellers in their area and identify a supply of specific deliverable sites to provide five years worth of sites against locally set targets. Doing nothing and not allocating sites when a need has been identified is not an option for the following reasons:
- contrary to national planning policy which would risk the Local Plan being found unsound
 - breach of the Public Sector Equalities Duty (BSED) under the Equalities Act 2010 as Gypsies and Travellers are a protected group
- 4.4** The failure to allocate sufficient land to meet the need for new pitches also has a number of other impacts including:
- continuing the current problem of unauthorised development as well as tension with the settled community
 - restricting the council's ability to enforce against unauthorised development as the ability to enforce is related to productivity in meeting need for new provision
 - sites in inappropriate locations will be allowed through the planning appeal process and the ability of the council to defend planning applications at appeal would be limited
 - increasing the difficulty of ensuring that the Gypsy and Traveller community has access to all the support and services they need

Expand existing authorised sites

- 4.5** The public sites at Thistle Hill, Knaresborough and Bickerton are already fairly large, with 20 pitches each. Experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. Sites should ideally consist of up to 15 pitches in capacity unless there is clear evidence to suggest that a larger site is preferred by the local Gypsy and Traveller community.⁽²⁾ Discussions with the manager of the two public sites and representatives of the district's Gypsy and Traveller community have confirmed that each site is large enough and expansion of these sites should not be considered.

Meeting the Requirement 4

Allocate a new site(s) in the Local Plan

4.6 The Harrogate Borough Council Traveller Housing Needs Study (2013) sets out broad locations to guide the identification of sites to accommodate Gypsy and Traveller residential needs. The criteria for defining the broad locations were developed taking account of national policy and guidance, the results of the needs assessment, and identified physical constraints. The resulting broad locations reflect the existing settlement pattern of sites and the nearest most sustainable settlements; they include land within one mile of the edge of the main urban areas of Harrogate and Knaresborough, and land within one mile of the main urban edge of Wetherby where the land lies within the Harrogate district. The broad locations also exclude all Green Belt land. The broad locations have been used as an area of search for suitable sites.

4.7 The council has undertaken a 'call for sites' but only four sites were submitted with specific reference as potential gypsy and traveller sites. These sites were not considered to be suitable or deliverable and were excluded from any further assessment for the following reasons:

Site Ref	Settlement	Site Name	Reason for Exclusion
LD2	Lower Dunsforth	Radmoor	Not located in Area of Search
K4	Knaresborough	Land at Bridge Farm, Bar Lane	No Highways Access
R27	Ripon	Laver Banks, Clotherholme Road	Not located in Area of Search and Site Identified as Draft Housing Allocation
K29	Knaresborough	Merryvale Stud, Cass Lane	Located in Green Belt

Table 4.1 Sites submitted for Gypsy and Traveller Provision through 'Call for Sites'

4.8 All sites submitted to the council during the call for sites associated with Local Plan preparation, from 2014 to early 2017, that lie within or partially within the area of search have been considered for assessment.

4.9 Sites with an area of less than 0.25ha were excluded from the assessment as these sites are significantly smaller than the size required to accommodate the expected number of pitches. For sites that sit only partially within the area of search, if the extent within the area of search is less than 0.25ha or cannot be accessed from a public highway also within the area of search, the site was excluded from the assessment. Sites with planning permission were also excluded. The following tables list the sites carried forward for assessment as well as those excluded. A map of all the sites and the area of search can be viewed at Appendix 1 of this document.

Site Ref	Settlement	Site Name
H1	Harrogate	Land south of Penny Pot Lane, Harrogate
H2	Harrogate	Land north of Knox Lane, Harrogate
H3	Harrogate	Land at Kingsley Road, Harrogate
H4	Harrogate	Grove Park Centre, Harrogate
H5	Harrogate	Former Yorkshire Water treatment works, Harlow Hill, Harrogate
H8	Harrogate	Land off Leeds Road, Harrogate
H12	Harrogate	Land at Hornbeam Park, Harrogate
H13	Harrogate	Land at Nitter Hill, Harrogate

4 Meeting the Requirement

Site Ref	Settlement	Site Name
H14	Harrogate	Land at Fulwith Mill Lane, Harrogate
H15	Harrogate	Land south of Hookstone Chase, Harrogate
H16	Harrogate	Playing fields, Harrogate College, Harrogate
H17	Harrogate	Heath Lodge Care Home, Harrogate
H18	Harrogate	Greenfield Court, 42 Wetherby Road, Harrogate
H19	Harrogate	Land south-west of Cornwall Road, Harrogate
H20	Harrogate	Land to the rear of the Old Swan, Harrogate
H21	Harrogate	Land at Kingsley Drive, Harrogate
H22	Harrogate	Land at Granby Farm, Harrogate
H23	Harrogate	Land north of Kingsley Farm, Harrogate
H24	Harrogate	Land at Woodfield Road, Harrogate
H26	Harrogate	Land at Hookstone Drive, Harrogate
H27	Harrogate	Showground car park, Wetherby Road, Harrogate
H28	Harrogate	Land at Wetherby Road, Harrogate
H29	Harrogate	Land at Masham Road, Harrogate
H30	Harrogate	Land adjacent to Prince of Wales Mansions, Harrogate
H32	Harrogate	Land north of Hildebrand Barracks, Harrogate
H33	Harrogate	Cow Dyke Farm, Harrogate
H34	Harrogate	Land at Oakdale Farm, Harrogate
H35	Harrogate	Land at Knox Mill Lane, Harrogate
H36	Harrogate	Former Police Training Centre, Yew Tree Lane, Harrogate
H37	Harrogate	Land at station Parade, Harrogate
H38	Harrogate	Land at Willow Bank, Harrogate
H44	Harrogate	Land south of Rossett Green Lane, Harrogate
H46	Harrogate	Land at Otley Road, Harrogate
H48	Harrogate	Land adjacent to Kingsley Farm, Harrogate
H49	Harrogate	Windmill Farm, Otley Road, Harrogate
H51	Harrogate	Land east of Lady Lane, Harrogate
H52	Harrogate	Land at Castlehill Farm, Harrogate
H53	Harrogate	Land at Leckhampton House, Hill Top Lane, Harrogate
H55	Harrogate	White House Farm, Burley Bank Road, Harrogate
H56	Harrogate	Land to the north of Cow Dyke Farm, Harrogate
H57	Harrogate	Land to the west of St. Michael's Hospice, Harrogate
H59	Harrogate	Skipton Road Phase Three, Harrogate
H60	Harrogate	Claro Road depot, Harrogate

Meeting the Requirement 4

Site Ref	Settlement	Site Name
H61	Harrogate	Land adjacent to Nidd Gorge, Harrogate
H62	Harrogate	Land adjacent to Oak Beck Park, Harrogate
H63	Harrogate	Dragon Road car park, Harrogate
H64	Harrogate	Tower Street car park, Harrogate
H65	Harrogate	Harlow Nurseries, Harrogate
H68	Harrogate	Land to the east of Ripon Road, Harrogate
H69	Harrogate	Land to the east of Knox Hill, Harrogate
H70	Harrogate	Land east of Whinney Lane, Harrogate
H76	Harrogate	Land south of White House Farm, Harrogate
H80	Harrogate	Land south of Hookstone Road (larger site), Harrogate
H81	Harrogate	Land at Fulwith Grange, Harrogate
H82	Harrogate	Land at the Old Spring Well. Harrogate
H83	Harrogate	Land at Harrogate Railway Football Club, Harrogate
H85	Harrogate	Former oil storage site, Bogs Lane, Harrogate
H86	Harrogate	Land at Knox Hill, Harrogate
K2	Knaresborough	Land adjoining Priors Farmhouse, Knaresborough
K4	Knaresborough	Land at Bridge Farm, Bar Lane, Knaresborough
K6	Knaresborough	Land off Hambleton Grove, Knaresborough
K7	Knaresborough	Land north of Stockwell Lane, Knaresborough
K14	Knaresborough	Trelleborg Factory, Halfpenny Lane, Knaresborough
K15	Knaresborough	Land north of Hay a Park Lane, Knaresborough
K17	Knaresborough	Former cattle market, Knaresborough
K18	Knaresborough	Former abattoir, Knaresborough
K20	Knaresborough	Land at Hall Farm, Knaresborough
K21	Knaresborough	Land south of Bar Lane and east of Boroughbridge Road, Knaresborough
K22	Knaresborough	Land at Orchard Close, Knaresborough
K23	Knaresborough	Land north of Bar Lane and east of Boroughbridge Road, Knaresborough
K24	Knaresborough	Land at Halfpenny Lane and south of Water Lane, Knaresborough
K25	Knaresborough	Land at Highfield Farm, Knaresborough
K27	Knaresborough	Land to the east of Boroughbridge Road, Knaresborough
K28	Knaresborough	Land at Highfield, Ripley Road, Knaresborough
K30	Knaresborough	York Place car park, Knaresborough
K34	Knaresborough	Land to the east of St. James Business Park, Knaresborough
K35	Knaresborough	Land adjacent to roundabout at B6164 and A658, Knaresborough
K36	Knaresborough	Land west of Abbey Road, Knaresborough

4 Meeting the Requirement

Site Ref	Settlement	Site Name
K37	Knaresborough	Land at Boroughbridge Road, Knaresborough
BK2	Beckwithshaw	Land and buildings at Low House Farm, Beckwithshaw
BK3	Beckwithshaw	Land at Vicarage Field, Beckwithshaw
GB1	Goldsborough	Land at Goldsborough
GB2	Goldsborough	Land at Low Farm, Goldsborough
GB3	Goldsborough	Land to the east of Station Road, Goldsborough
HM2	Hampsthwaite	Land at Cruet Fold, Hampsthwaite
HM3	Hampsthwaite	Land at Hollins Farm, Hampsthwaite
HM4	Hampsthwaite	Land south of Brookfield, Hampsthwaite
HM7	Hampsthwaite	Land off Brookfield Garth, Hampsthwaite
HM8	Hampsthwaite	Land at 43 Hollins Lane, Hampsthwaite
HM10	Hampsthwaite	Land to the west of Hollins Lane, Hampsthwaite
KL1	Killinghall	Field adjacent to Picking Croft Lane, Killinghall
KL2	Killinghall	Land adjoining Grainbeck Manor, Killinghall
KL3	Killinghall	Land to the west of Ripon Road, Killinghall
KL5	Killinghall	Land at Grainbeck Lane, Killinghall
KL6	Killinghall	Land at Manor Farm, Killinghall
KL7	Killinghall	Land at Daleside Nurseries, Killinghall
KL8	Killinghall	Land at Old Nidd Bridge, Killinghall
KL10	Killinghall	Land east of A61, Killinghall
KL11	Killinghall	Land south-west of A61, Killinghall
KL14	Killinghall	Levens Farm, Killinghall
KL15	Killinghall	High Warren Farm, Killinghall
KL16	Killinghall	Warren Bank, Knox Mill Lane, Killinghall
KL17	Killinghall	Land to the north of Picking Croft Lane, Killinghall
KD1	Kirk Deighton	The Croft, Kirk Deighton
KD4	Kirk Deighton	Land to the south-west of Wetherby Road (northern site), Kirk Deighton
KD6	Kirk Deighton	Land at Scriftain Lane, Kirk Deighton
KD7	Kirk Deighton	Former service station, Kirk Deighton
LG1	Lingerfield	Land south of Market Flat Lane, Lingerfield
OC2	Not applicable	Rudding Farm, near Kirk Deighton
OC4	Not applicable	Land north of racecourse approach, near Wetherby
OC5	Not applicable	New Settlement at Deighton Grange Farm, near Kirk Deighton
OC7	Not applicable	Land west of A168, near Kirk Deighton
OC8	Not applicable	Land at Rowden Lane End, Skipton Road

Meeting the Requirement 4

Site Ref	Settlement	Site Name
PN1	Pannal	Spring Lane, Pannal
PN6	Pannal	Land adjoining Black Swan, Burn Bridge Road, Pannal
PN7	Pannal	Cross's Field, Hill Foot Lane, Pannal
PN8	Pannal	Land south of Hill Foot Lane, Pannal
PN9	Pannal	Land north of Hill Foot Lane, Pannal
PN13	Pannal	Land to the east and west of Leeds Road (larger site), Pannal
PN14	Pannal	Land to the east and west of Leeds Road (smaller site), Pannal
PN17	Pannal	Land adjoining Spring Lane Farm, Pannal
SC1	Scotton	Land off main Street, Scotton
SC2	Scotton	Land off New Road, Scotton
SC4	Scotton	Land at Low Moor Lane, Scotton
SC5	Scotton	Land east of Main Street, Scotton
WB1	Wetherby	Land north-west of Wetherby
WB3	Wetherby	Land to the north-east of the A168, Wetherby

Table 4.2 Sites included in Gypsy and Traveller site assessments

Site Ref	Settlement	Site Name	Reason for Exclusion
H6	Harrogate	BT Training Centre, St George's Drive, Harrogate	Planning permission granted
H45	Harrogate	Bluecoat Park, Harrogate	Planning permission granted
H47	Harrogate	Kingsley Farm, Harrogate	Planning permission granted
H50	Harrogate	Land at Penny Pot Lane, Harrogate	Planning permission granted
H54	Harrogate	17 Green Lane, Harrogate	Planning permission granted
H62	Harrogate	Land adjacent to Oak Beck Park, Harrogate	Site area less than 0.25ha
H64	Harrogate	Tower Street car park, Harrogate	Site area less than 0.25ha
H71	Harrogate	Land off Skipton Road (Bellway Homes site), Harrogate	Planning permission granted
H72	Harrogate	Land north of Skipton Road (Phase 1), Harrogate	Planning permission granted
H73	Harrogate	Land north of Skipton Road (Phase 2), Harrogate	Planning permission granted
H74	Harrogate	Land at Crag Lane, Harrogate	Planning permission granted
H75	Harrogate	Yorkshire Water land at Otley Road, Harrogate	Planning permission granted
K13	Knaresborough	Land west of Abbey Road, Knaresborough	Planning permission granted
K32	Knaresborough	Boroughbridge Road, Knaresborough	Planning permission granted

4 Meeting the Requirement

Site Ref	Settlement	Site Name	Reason for Exclusion
HM3	Hampsthwaite	Land at Hollins Farm, Hampsthwaite	Extent of site in area of search not accessible from highway within area of search
HM4	Hampsthwaite	Land south of Brookfield, Hampsthwaite	Extent of site in area of search not accessible from highway within area of search
KL4	Killinghall	Land off Ripon Road, Killinghall	Planning permission granted
KL9	Killinghall	Land at Daleside Nurseries, Killinghall	Planning permission granted
KL12	Killinghall	Land at Crofters Green, Killinghall	Planning permission granted
KL13	Killinghall	Former cricket club and adjoining land, Killinghall	Planning permission granted
KL18	Killinghall	Land north of Picking Croft Lane, Killinghall	Planning permission granted
KL19	Killinghall	Land to the west of Cautley Drive, Killinghall	Planning permission granted
KD5	Kirk Deighton	Land to the south-west of Wetherby Road (southern site), Kirk Deighton	Site area less than 0.25ha
SC3	Scotton	Land at Mire Syke Lane, Scotton	Planning permission granted

Table 4.3 Sites excluded from the Gypsy and Traveller site assessments

Site assessment

4.10 Within the overall policy framework, the general approach to identifying appropriate site selection criteria is to build upon the national planning policy framework:

- Is the site available?
- Is the site suitable?
- Is the site developable i.e. viable and deliverable?

4.11 For the purposes of the site assessment process, the following broad site criteria have been identified:

Availability		Evidence that landowner is willing to sell and/or developer is interested in developing. No legal or ownership problems e.g multiple ownership, ransom strips. Site is publicly owned and therefore deemed suitable, unless identified for another use.
Suitability	Policy Constraints	Site is not within an international environmental designation. Site does not compromise the objectives of nationally recognised designations.
	Physical Constraints	Site is not at risk of flooding that can't be mitigation. Site has good road access. Site is in reasonable proximity to local services and facilities.
	Potential Impacts	Development of site will not have an adverse impact upon biodiversity, landscape character or the historic environment. Site is not subject to unacceptable noise levels nor is it likely to give rise to unacceptable noise levels. Site will have a good residential environment and will not adversely impact upon neighbouring residential amenity.

Meeting the Requirement 4

Developable	Constraints identified are capable of being overcome. Any abnormal costs do not prejudice the ability of the site to be developed.
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Table 4.4 Broad Site Criteria

- 4.12** In order to address these broad criteria a set of more detailed assessment criteria have been developed with reference to: national planning policy, set out in Planning Policy for Traveller Sites (August 2015); emerging Local Plan policy HS10: Providing for the Needs of Gypsies and Travellers; and the site assessment criteria used to assess sites for housing and employment uses, set out in Appendix 4 of the Harrogate District Draft Local Plan Sustainability Appraisal.⁽³⁾
- 4.13** The assessment of sites was predominantly desk-based using published data sources along with council records and information gathered on earlier site visits carried out as part of the Sustainability Appraisal assessment of sites. Assessments carried out by the council's consultancy team were used to understand potential impacts on landscape character, biodiversity, surface water drainage, and the historic environment; and assessments by North Yorkshire County Council Highways were used for highway impacts and access. The assessment process also considered potential impacts on nearby communities and on the amenity of existing nearby residents as well as the potential amenity and living conditions on each site. The accessibility of public transport, primary and secondary education, medical facilities and shopping facilities, and major areas of employment was also noted.

4 Meeting the Requirement

The detailed assessment criteria and possible scores are shown below:

Criteria	Performance	Assessment Rationale
1. Site access and safety <i>Source: Based on assessment by North Yorkshire County Council Highways</i>	Dark Green	Adequate or good access off adequate or good standard of road. Not affected by safety issues.
	Yellow	Access poor but capable of being improved or access uncertain but may be possible. Road of adequate or good standard. Likely to be affected by safety issues likely to be capable of mitigation.
	Red	Poor or no access and/or road of a poor standard. Likely to be subject to safety issues from surrounding uses unlikely to be capable of mitigation.

Criteria	Performance	Assessment Rationale
2. Is the site an appropriate size? <i>The site should be an appropriate size to be able to accommodate the number of pitches required and provide acceptable living conditions; this includes land for access roads, amenity blocks, children's play areas and space for commercial vehicles.</i> <i>Based on 0.05ha per pitch and a requirement for nine pitches, the minimum size would be 0.45ha. Where the minimum is met consideration should also be given to any site constraints, such as the shape of the site, that could reduce the usable area of the site.</i>	Dark Green	Yes
	Red	No

Criteria	Performance	Assessment Rationale
3. Impact on landscape character <i>Source: Based on assessment carried out by Harrogate Borough Council's Landscape Architects</i>	Dark Green	No unacceptable impact on landscape.
	Yellow	Impact capable of mitigation. Potential cumulative impact with other identified sites.
	Red	Unacceptable impact of site upon landscape not capable of mitigation.

Criteria	Performance	Assessment Rationale
4. Impact on biodiversity <i>Source: Based on assessment carried out by Harrogate Borough Council's Ecologist</i>	Dark Green	No significant effect or unacceptable impact on ecology, protected species or habitats.
	Yellow	Impact capable of mitigation. Potential cumulative impact with identified sites.
	Red	Significant effect and/or unacceptable impact of site upon ecology or protected species or habitats not capable of mitigation where no overriding public interest.

Criteria	Performance	Assessment Rationale
5. Impact on historic environment	Dark Green	No harm to the significance of a heritage asset or its setting.

Meeting the Requirement 4

Criteria	Performance	Assessment Rationale
<i>Source: Based on assessment carried out by Harrogate Borough Council's Conservation Officers</i>	Yellow	Harm to the significance of a heritage asset but capable of mitigation.
	Red	Significant harm to the significance of a heritage asset not capable of mitigation.

Criteria	Performance	Assessment Rationale
6. Impact on surface water <i>Source: Based on assessment carried out by Harrogate Borough Council Land Drainage Engineer</i>	Dark Green	No adverse impact
	Yellow	Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development
	Red	Adverse effects of additional surface water discharge on nearby watercourses where mitigation would be unlikely

Criteria	Performance	Assessment Rationale
7. Residential amenity: impact of site on adjoining uses	Dark Green	Unlikely to adversely affect existing adjoining uses.
	Yellow	Close proximity to existing adjacent uses especially residential properties but any potential impact (light, visual, other disturbance) on adjoining uses is capable of mitigation.
	Red	Close proximity to existing adjacent uses especially residential properties where any potential impact (light, visual, noise, traffic) on adjoining uses is not reasonably capable of mitigation.

Criteria	Performance	Assessment Rationale
8. Residential amenity: impact of adjoining uses on site	Dark Green	Unlikely to be adversely affected by existing adjoining uses.
	Yellow	Close proximity to existing adjacent uses with greater potential to cause impacts (e.g. light, visual, noise, other disturbance) but impacts capable of mitigation.
	Red	Close proximity to existing adjacent uses with greater potential to cause impacts (e.g. light, visual, noise, other disturbance) and impacts not likely to be capable of mitigation.

Criteria	Performance	Assessment Rationale
9. Land contamination or unstable land	Dark Green	There are no known contamination or unstable land issues.
	Yellow	Could contain unstable or contaminated land that should be subject to further investigation.
	Red	Contains an area of unstable or contaminated land that is likely to undermine the site's suitability and achievability.

4 Meeting the Requirement

Criteria	Performance	Assessment Rationale
10. Is the size of the site commensurate to the nearest settled community? (In rural and semi-rural areas only)	Dark Green	Yes
	Red	No
	N/A	Not applicable

Criteria	Performance	Assessment Rationale
	Access to bus services	
11. Does the site have good access to existing local services and facilities? Access to bus services.	Dark Green	400m or closer to a bus route offering a good quality bus service.
	Light Green	400m or closer to a bus route offering basic peak-time access to the centre of a main settlement.
	Yellow	Over 400m but within 800m of a bus route offering a good quality bus service.
	Red	Over 400m to a bus route offering basic peak-time access to the centre of a main settlement and over 800m from a good quality bus service.
	Access to rail services	
11. Does the site have good access to existing local services and facilities? Access to rail services.	Dark Green	400m or closer to a rail station or rail halt.
	Light Green	Over 400m but within 800m of a rail station or rail halt.
	Orange	Between 800 and 1200m of a rail station or rail halt.
	Red	Over 1200m to a rail station or rail halt.
	Walking distance to the nearest primary school	
11. Does the site have good access to existing local services and facilities? Walking distance to the nearest primary school.	Dark Green	400m or closer.
	Light Green	Over 400m but within 800m.
	Orange	Between 800m and 1200m.
	Red	Further than 1200m.
	Walking distance to the nearest secondary school	
11. Does the site have good access to existing local services and facilities? Walking distance to the nearest secondary school.	Light Green	800m or closer/site served by school bus.
	Yellow	Over 800m but within 1200m
	Orange	1200m to 1600m
	Red	Further than 1600m
	Walking distance to the nearest GP	
11. Does the site have good access to existing local services and facilities? Walking distance to the nearest GP.	Dark Green	400m or closer
	Light Green	Over 400m but within 800m
	Orange	800m to 1200m
	Red	Further than 1200m
	Walking distance to local shopping facilities	

Meeting the Requirement 4

Criteria	Performance	Assessment Rationale
11. Does the site have good access to existing local services and facilities? Walking distance to local shopping facilities. <i>In Harrogate and Knaresborough this is defined as anywhere where you could realistically do a top-up shop (including petrol stations with a shops e.g. Tesco express or Co-op). In villages it relates to any village shop that provides basic groceries.</i>	Dark Green	400m or closer
	Yellow	Over 400m but within 800m
	Red	Further than 800m
Walking distance to major area of employment		
11. Does the site have good access to existing local services and facilities? Walking distance to major area of employment. <i>Major areas of employment are defined as either the Town Centre Inset boundary for Harrogate and Knaresborough or those employment sites that are classed as 'key employment sites'. These are:</i> <ul style="list-style-type: none"> • Harrogate: Cardale Park, Hornbeam Park, St James Park, Claro Park, Plumpton Park • Knaresborough: St James Park, Manse Lane Industrial Estate • Ripon: Melmerby Industrial Estate, Dallamires Lane, Harrogate Road, Boroughbridge Road • Boroughbridge: Bar Lane • Masham: Fearby Road • Pateley Bridge: None • Other areas: Former Dunlopillo, Marston Moor Business Park, Tockwith <i>Although employment opportunities exist in some villages, they are generally limited and cannot be classed as major.</i>	Light Green	800m or closer
	Yellow	Over 800m but within 1200m
	Orange	1200m to 1600m
	Red	Further than 1600m

Criteria	Performance	Assessment Rationale
12. Risk of flooding <i>Source: Environment Agency</i>	Dark Green	Site not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
	Yellow	The site is affected by Flood Zones 2 and/or 3 but sufficient area is located in Flood Zone 1; or the site is affected by Flood Zone 2 with insufficient area in Flood Zone 1 and requires further investigation (and application of policy tests).
	Red	The site is within Flood Zone 3 and/or not suitable for Gypsy and Traveller use due to flood risk

Criteria	Performance	Assessment Rationale
13. Is the site located in the Green Belt?	Dark Green	No; or part of the site is in Green Belt but an accessible area of sufficient size is not in Green Belt.
	Red	Yes

4 Meeting the Requirement

Criteria	Performance	Assessment Rationale
14. Availability <i>Harrogate Borough Council Call for Sites (2014-2017)</i>	Dark Green	There is evidence that the landowner is willing to make the land available for Gypsy and Traveller use. There are no known legal or ownership problems. A public site not identified for another use.
	Red	The site is not available for Gypsy and Travellers use. There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements that cannot be resolved. Site not promoted to the council for a Gypsy and Traveller site. Public land that has been identified for another use.

5 Site Assessments

- 5.1** Each of the sites has been assessed and the scores for each criteria and an overall summary for each site are provided on the following pages:

5 Site Assessments

Harrogate sites

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Harrogate	H1	DG	DG	Y	DG	DG	Y	Y	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H2	DG	DG	R	R	Y	Y	Y	DG	DG	n/a	DG	R	R	R	R	R	R	Y	DG	R	Appropriately sized site not in the Green Belt. No access/safety or land contamination/instability issues identified. There are potential adverse impacts on the historic environment and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on landscape and biodiversity not capable of mitigation. Good accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H3	DG	DG	DG	Y	DG	Y	Y	Y	DG	n/a	Y	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt. No access/safety, landscape, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity and surface water but these should be capable of mitigation. Some accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Harrogate	H4	DG	R	DG	DG	DG	DG	Y	Y	DG	n/a	DG	R	LG	O	O	R	LG	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, landscape, biodiversity, historic environment, surface water, land contamination/instability or flooding issues identified. Good accessibility to buses, some

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary	
																							accessibility to schools, GP and employment but poor accessibility to rail travel and shopping. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Harrogate	H5	DG	DG	Y	DG	Y	Y	Y	Y	Y	n/a	DG	R	R	Y	R	DG	LG	DG	DG	R		Appropriately sized site not in the Green Belt with no access/safety, biodiversity, or flooding issues identified. There are potential adverse impacts on landscape, historic environment and surface water but these should be capable of mitigation. There is potential for land contamination/instability issues. Good accessibility to buses and shopping, some accessibility to a secondary school and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Harrogate	H8	Y	DG	R	R	R	R	Y	DG	DG	n/a	DG	R	R	R	R	R	O	Y	DG	R		Appropriately sized site not in the Green Belt with no land contamination/instability issues identified. There is poor access but this should be capable of mitigation. The site is affected by flood zones 2 and/or 3 and there are significant adverse impacts on landscape, biodiversity, historic environment, surface water not capable of mitigation. Good accessibility to buses and some accessibility to employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H12	Y	DG	R	Y	R	Y	R	DG	DG	n/a	R	R	R	R	R	R	LG	DG	DG	R		Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There is poor access and there are potential adverse impacts on biodiversity and surface water but these issues should be capable of mitigation. There are significant adverse impacts on landscape and the historic environment not capable of mitigation. Some accessibility to employment but poor accessibility to other local services. Potential residential amenity

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
		Y	DG	R	R	R	Y	DG	DG	DG	DG	R	R	R	R	R	R	R	Y	DG	R	impacts on adjoining uses not capable of mitigation; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H13	DG	DG	R	R	R	Y	DG	DG	DG	DG	R	R	R	R	R	R	R	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, land contamination/instability issues identified. There is a potential adverse impact on surface water but this should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on landscape, biodiversity and the historic environment not capable of mitigation. Poor accessibility to local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Harrogate	H14	DG	R	Y	Y	Y	Y	Y	DG	DG	n/a	Y	R	R	R	R	R	LG	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity, historic environment and surface water but these issues should be capable of mitigation. Some accessibility to buses and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H15	Y	R	R	R	Y	Y	Y	DG	DG	n/a	Y	R	LG	R	R	Y	LG	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, historic environment and surface water but these issues should be capable of mitigation. There are significant adverse impacts on landscape and biodiversity not capable of mitigation. Some accessibility to buses, primary school, shopping and employment but poor accessibility to rail services secondary school and GP facility. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						amenity impacts identified for residents of the site. Site is not available.
Harrogate	H16	DG	DG	DG	DG	Y	Y	Y	Y	DG	n/a	Y	LG	LG	LG	O	R	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, landscape, biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on the historic environment and surface water but these should be capable of mitigation. Some accessibility to most local services but poor accessibility to shopping. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Harrogate	H17	DG	R	DG	DG	DG	DG	R	DG	DG	n/a	DG	R	LG	LG	R	DG	O	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, landscape, biodiversity, historic environment, surface water, land contamination/instability or flooding issues identified. Good accessibility to buses and shopping, some accessibility to schools and employment but poor accessibility to rail and GP services. Adverse impacts on residential amenity of adjoining uses not capable of mitigation; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H18	DG	DG	DG	Y	DG	DG	Y	Y	DG	n/a	DG	R	DG	Y	LG	Y	O	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, landscape, historic environment, surface water, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity but these should be capable of mitigation. Good accessibility to buses and primary school, some accessibility to most other local services but poor accessibility to rail services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Harrogate	H19	DG	DG	R	Y	R	Y	Y	DG	DG	n/a	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity and surface water but these should be

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						capable of mitigation. There are significant adverse impacts on landscape and the historic environment not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H20	R	R	DG	Y	R	Y	R	R	DG	n/a	DG	R	O	R	O	R	LG	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no landscape, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety and the historic environment not capable of mitigation. Good accessibility to buses, some accessibility to primary school, GP and employment but poor accessibility to other services. Adverse impacts on residential amenity of adjoining uses and residents of the site not capable of mitigation. Site is not available.
Harrogate	H21	DG	DG	Y	Y	Y	Y	Y	DG	DG	n/a	Y	R	R	R	LG	Y	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. Some accessibility to buses, GP and shopping facilities but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H22	R	DG	Y	Y	Y	Y	Y	DG	DG	n/a	DG	R	R	O	O	Y	O	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety not capable of mitigation. Good accessibility to buses,

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						some accessibility to other local services but poor accessibility to rail services and primary school. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H23	Y	DG	Y	Y	Y	Y	Y	DG	DG	n/a	Y	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. Some accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H24	R	DG	Y	R	DG	Y	Y	DG	DG	n/a	DG	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety and biodiversity not capable of mitigation. Good accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H26	DG	DG	R	Y	Y	Y	Y	DG	DG	n/a	LG	O	O	LG	R	R	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Some accessibility to local services but poor accessibility to GP and shopping facilities. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Harrogate	H27	DG	DG	Y	DG	DG	Y	R	Y	DG	n/a	DG	R	O	O	R	DG	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. Good accessibility to buses and shopping, some accessibility to other local services but poor accessibility to rail services and GP facilities. Potential residential amenity impacts on residents of the site but mitigation should be possible; adverse residential amenity impacts on adjoining uses not capable of mitigation. Site is not available.
Harrogate	H28	DG	DG	Y	DG	R	Y	Y	DG	DG	n/a	DG	R	R	R	R	Y	O	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. There are significant adverse impacts on the historic environment not capable of mitigation. Good accessibility to buses, some accessibility to shopping and employment but poor accessibility to other local facilities. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H29	DG	R	DG	DG	DG	DG	Y	Y	DG	n/a	DG	R	R	R	R	DG	O	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, landscape, biodiversity, historic environment, surface water, land contamination/instability or flooding issues identified. Good accessibility to buses and shopping, some accessibility to employment but poor accessibility to other services. Potential residential amenity impacts on adjoining uses and residents of the site but mitigation should be possible. Site is not available.
Harrogate	H30	DG	R	DG	DG	Y	DG	Y	DG	DG	n/a	DG	LG	R	O	O	DG	LG	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, landscape, biodiversity, surface water, land contamination/instability or flooding issues identified.

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						There are potential adverse impacts on the historic environment but these should be capable of mitigation. Good accessibility to buses and shopping, some accessibility to other services but poor accessibility to a primary school. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H32	DG	DG	R	Y	DG	Y	Y	DG	DG	n/a	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H33	Y	DG	Y	DG	R	Y	Y	DG	DG	n/a	DG	R	O	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, and surface water but these should be capable of mitigation. There are significant adverse impacts on the historic environment not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and GP facility but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H34	DG	DG	R	R	DG	Y	Y	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on surface water but these should be capable of mitigation. There are significant adverse impacts on landscape and

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						biodiversity not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H35	Y	DG	R	Y	Y	Y	Y	DG	Y	R	DG	R	O	R	R	R	R	Y	DG	R	Appropriately sized site not in the Green Belt. There are potential adverse impacts on access/safety, biodiversity, historic environment and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3, and there is potential for land contamination/instability issues. Site is not commensurate in size to the nearest settled community. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H36	DG	DG	Y	DG	Y	Y	Y	DG	DG	n/a	R	R	R	O	R	R	O	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, historic environment and surface water but these should be capable of mitigation. Some accessibility to a secondary school and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H37	Y	R	DG	DG	Y	DG	Y	DG	Y	n/a	DG	DG	LG	O	LG	DG	LG	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no landscape, biodiversity, surface water, or flooding issues identified. There are potential adverse impacts on access/safety and the historic environment but these should be capable of mitigation. There is potential for land contamination/instability issues. Good accessibility to buses, trains and shopping facilities, and some

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
		Y	DG	R	DG	DG	Y	Y	Y	DG	n/a	DG	R	R	R	R	R	R	DG	DG	R	accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H38	Y	DG	R	DG	DG	Y	Y	Y	DG	n/a	DG	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and residents of the site but mitigation should be possible. Site is not available.
Harrogate	H44	DG	DG	R	Y	Y	Y	Y	DG	DG	n/a	R	R	R	O	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Some accessibility to a secondary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H46	DG	DG	Y	Y	DG	Y	Y	DG	DG	n/a	R	R	R	R	R	R	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, historic environment, land contamination/instability, or flooding issues identified. There are potential adverse impacts on landscape, biodiversity and surface water but these should be capable of mitigation. Some accessibility to employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Harrogate	H48	R	DG	Y	Y	Y	Y	Y	DG	DG	n/a	Y	R	R	R	O	Y	R	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety not capable of mitigation. Some accessibility to buses, GP and shopping facilities but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H49	DG	DG	Y	Y	Y	Y	DG	Y	DG	n/a	R	R	O	R	R	R	O	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability, or flooding issues identified. There are potential adverse impacts on landscape, biodiversity, historic environment and surface water but these should be capable of mitigation. Some accessibility to a primary school and employment but poor accessibility to other local services. Potential residential amenity impacts for residents of the site but mitigation should be possible; no amenity impacts identified for adjoining uses. Site is not available.
Harrogate	H51	Y	DG	Y	Y	Y	Y	Y	DG	DG	n/a	Y	R	R	R	R	R	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. Some accessibility to buses and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H52	DG	DG	R	R	Y	Y	Y	Y	DG	n/a	R	R	R	O	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on the historic environment and surface water but these should be capable of mitigation. There are significant

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						adverse impacts on landscape and biodiversity not capable of mitigation. Some accessibility to a secondary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Harrogate	H53	Y	DG	Y	DG	DG	Y	DG	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no biodiversity, historic environment, land contamination/instability, or flooding issues identified. There are potential adverse impacts on access/safety, landscape, and surface water but these should be capable of mitigation. Poor accessibility to local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Harrogate	H55	DG	R	Y	DG	Y	DG	Y	DG	Y	DG	R	R	R	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, biodiversity, surface water, or flooding issues identified. There are potential adverse impacts on landscape and the historic environment but these should be capable of mitigation. There is potential for land contamination/instability issues. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H56	R	DG	R	DG	Y	Y	Y	DG	DG	n/a	DG	R	LG	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety and landscape not capable of mitigation. Good accessibility to buses, some accessibility to a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary	
																							be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H57	Y	DG	R	Y	R	Y	R	Y	DG	n/a	R	O	R	R	R	R	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on site access/safety, biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape and the historic environment not capable of mitigation. Some accessibility to rail services and employment but poor accessibility to other local services. Potential residential amenity impacts on residents of the site but mitigation should be possible; adverse residential amenity impacts on adjoining uses not capable of mitigation. Site is not available.	
Harrogate	H59	Y	DG	R	DG	DG	Y	Y	DG	DG	n/a	Y	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on site access/safety and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Some accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.	
Harrogate	H60	DG	DG	DG	DG	DG	Y	DG	DG	DG	n/a	R	R	O	LG	O	R	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, landscape, biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on surface water but these should be capable of mitigation. Some accessibility to a primary and secondary school, GP and employment but poor accessibility to other local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.	

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Harrogate	H61	DG	DG	R	R	Y	Y	Y	DG	Y	n/a	DG	R	LG	R	R	R	O	DG	DG	DG	Appropriately sized site not in the Green Belt with no access/safety or flooding issues identified. There are potential adverse impacts on the historic environment and surface water but these should be capable of mitigation. There is potential for land contamination/instability issues and there are significant adverse impacts on landscape and biodiversity not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is available.
Harrogate	H63	DG	DG	DG	DG	DG	DG	Y	Y	DG	n/a	DG	O	LG	O	LG	DG	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, landscape, biodiversity, historic environment, surface water, land contamination/instability or flooding issues identified. Good accessibility to buses and shopping, some accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Harrogate	H65	DG	DG	Y	Y	Y	Y	Y	DG	DG	n/a	DG	R	R	O	R	Y	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. Good accessibility to buses, some accessibility to a secondary school, shopping and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H68	DG	DG	R	Y	Y	Y	Y	DG	DG	n/a	DG	R	LG	R	R	R	O	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity, the historic environment and surface

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H69	R	DG	R	Y	Y	Y	DG	DG	DG	DG	DG	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety and landscape not capable of mitigation. Good accessibility to buses but poor accessibility to other local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Harrogate	H70	Y	DG	Y	Y	Y	Y	Y	DG	DG	DG	Y	R	R	Y	R	R	Y	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. Some accessibility to buses, a secondary school and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H76	Y	DG	Y	DG	Y	Y	Y	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, the historic environment and surface water but these should be capable of mitigation. Poor accessibility to

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
		Y	DG	Y	Y	Y	Y	Y	DG	DG	n/a	LG	O	R	LG	R	R	Y	DG	DG	R	local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H80	Y	DG	R	Y	Y	Y	Y	DG	DG	n/a	LG	O	R	LG	R	R	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Some accessibility to local services but poor accessibility to a primary school, GP and shopping. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H81	Y	DG	Y	R	R	Y	Y	DG	DG	n/a	R	R	R	R	R	R	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape and surface water but these should be capable of mitigation. There are significant adverse impacts on biodiversity and the historic environment not capable of mitigation. Some accessibility to employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Harrogate	H82	Y	DG	Y	DG	Y	Y	DG	DG	DG	n/a	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, the historic environment and surface water but these should be capable of mitigation. Poor accessibility to local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Harrogate	H83	Y	DG	Y	DG	DG	Y	Y	Y	DG	n/a	Y	O	R	R	O	Y	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, and surface water but these should be capable of mitigation. Some accessibility to local services but poor accessibility to primary and secondary schools. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Harrogate	H85	R	DG	Y	R	DG	Y	DG	Y	Y	n/a	DG	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no historic environment or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. There is potential for land contamination/instability issues and there are significant adverse impacts on access/safety and biodiversity not capable of mitigation. Good accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts for residents of the site but mitigation should be possible; no amenity impacts identified for adjoining uses. Site is not available.
Harrogate	H86	Y	DG	R	Y	R	Y	DG	DG	DG	DG	Y	R	O	R	R	R	R	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability issues identified. There are potential adverse impacts on access/safety, biodiversity, and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on landscape and the historic environment not capable of mitigation. Some accessibility to buses and a primary school but poor accessibility to other local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.

5 Site Assessments

Knaresborough sites

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Knarborough	K2	Y	DG	Y	R	Y	Y	Y	DG	DG	n/a	DG	R	R	R	R	R	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on biodiversity not capable of mitigation. Good accessibility to buses, some accessibility to employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knarborough	K4	R	DG	R	R	DG	Y	DG	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	DG	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety, landscape and biodiversity not capable of mitigation. Poor accessibility to local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is available.
Knarborough	K6	R	DG	Y	DG	DG	Y	Y	Y	Y	n/a	DG	O	DG	Y	DG	Y	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no biodiversity, historic environment or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. There is potential for land contamination/instability issues. There are significant adverse impacts on access/safety not capable of mitigation. Good accessibility to buses, primary school and GP facility, some accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Knarborough	K7	Y	DG	R	Y	DG	Y	Y	Y	DG	n/a	DG	R	DG	Y	LG	Y	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses and a primary school, some accessibility to other local services but poor accessibility to rail services. Potential residential amenity impacts on adjoining

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
		Y	DG	Y	Y	DG	Y	Y	Y	Y	n/a	DG	R	DG	R	O	R	Y	DG	DG	R	uses and on residents of the site but mitigation should be possible. Site is not available.
Knareborough	K14	Y	DG	Y	Y	DG	Y	Y	Y	Y	n/a	DG	R	DG	R	O	R	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no historic environment or flooding issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity and surface water but these should be capable of mitigation. There is potential for land contamination/instability issues. Good accessibility to buses and a primary school, some accessibility to GP services and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Knareborough	K15	R	DG	Y	R	DG	Y	DG	DG	DG	DG	R	R	R	R	R	R	O	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no historic environment or land contamination/instability issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on access/safety and biodiversity not capable of mitigation. Some accessibility to employment but poor accessibility to other local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Knareborough	K17	DG	R	DG	DG	Y	DG	Y	DG	Y	n/a	DG	DG	O	Y	LG	DG	LG	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, landscape, biodiversity, surface water, or flooding issues identified. There are potential adverse impacts on the historic environment but these should be capable of mitigation. There is potential for land contamination/instability issues. Good accessibility to bus and rail services and shopping and some accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knareborough	K18	DG	R	Y	Y	Y	DG	Y	DG	Y	n/a	Y	LG	O	Y	LG	Y	LG	Y	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety or surface water issues identified. There are potential adverse impacts on the landscape, biodiversity and historic environment but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3 and there is potential for land contamination/instability issues. Some accessibility to local services. Potential residential amenity impacts on adjoining uses but

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary	
																							mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knareborough	K20	R	DG	Y	R	R	Y	DG	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R		Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety, biodiversity and the historic environment not capable of mitigation. Poor accessibility to local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Knareborough	K21	Y	DG	Y	Y	DG	Y	Y	DG	DG	n/a	DG	R	O	R	R	R	O	DG	DG	R		Appropriately sized site not in the Green Belt with no historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity and surface water but these should be capable of mitigation. Good accessibility to buses, some accessibility to a primary school and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knareborough	K22	R	DG	Y	Y	DG	Y	Y	DG	DG	n/a	DG	R	O	R	R	R	Y	DG	DG	R		Appropriately sized site not in the Green Belt with no historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on the landscape, biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knareborough	K23	DG	DG	Y	Y	DG	Y	Y	Y	DG	n/a	DG	R	O	R	R	R	Y	DG	DG	R		Appropriately sized site not in the Green Belt with no access/safety, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on the landscape, biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and employment but poor accessibility

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Knareborough	K24	Y	DG	Y	R	DG	Y	Y	DG	DG	n/a	DG	R	LG	R	R	R	Y	DG	DG	R	Appropriately sized site not in the Green Belt with no historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape and surface water but these should be capable of mitigation. There are significant adverse impacts on biodiversity not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knareborough	K25	Y	DG	Y	Y	Y	Y	Y	DG	DG	n/a	DG	R	R	R	R	R	LG	Y	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity, historic environment and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. Good accessibility to buses, some accessibility to employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knareborough	K27	Y	DG	R	R	Y	Y	Y	Y	DG	DG	Y	R	R	R	R	R	O	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape and biodiversity not capable of mitigation. Some accessibility to buses and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Knareborough	K28	Y	DG	Y	Y	R	Y	Y	DG	DG	DG	R	R	R	R	R	R	O	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity, and surface water but these should be capable of mitigation. There

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
		Y	DG	Y	Y	R	Y	DG	DG	DG	n/a	DG	O	LG	LG	DG	Y	LG	DG	DG	R	are significant adverse impacts on the historic environment not capable of mitigation. Some accessibility to employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knareborough	K30	R	DG	DG	DG	DG	Y	DG	DG	DG	n/a	DG	O	LG	LG	DG	Y	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no landscape, biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety not capable of mitigation. Good accessibility to buses and GP facilities and some accessibility to other local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Knareborough	K34	Y	DG	R	Y	Y	R	DG	Y	DG	n/a	Y	R	R	R	R	R	LG	Y	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability issues identified. There are potential adverse impacts on access/safety, biodiversity and the historic environment but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on landscape and surface water not capable of mitigation. Some accessibility to buses and employment but poor accessibility to other local services. Potential residential amenity impacts for residents of the site but mitigation should be possible; no amenity impacts identified for adjoining uses. Site is not available.
Knareborough	K35	Y	DG	R	Y	Y	R	Y	Y	DG	n/a	DG	R	R	R	R	R	LG	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, biodiversity and historic environment but these should be capable of mitigation. There are significant adverse impacts on landscape and surface water not capable of mitigation. Good accessibility to buses, some accessibility to employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Knareborough	K36	R	DG	R	Y	R	R	Y	DG	DG	n/a	Y	DG	O	Y	O	Y	LG	R	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability issues identified. There are potential adverse impacts on biodiversity but these should be capable of mitigation. There are significant adverse impacts on access/safety, landscape, the historic environment and surface water not capable of mitigation.

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						Site is affected by flood zone 3. Good accessibility rail services, some accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Knareborough	K37	Y	DG	Y	R	Y	Y	Y	DG	DG	n/a	Y	R	R	R	R	R	O	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on biodiversity not capable of mitigation. Some accessibility to buses and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.

Assessments of Knareborough sites

Village sites

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Beckwithshaw	BK2	R	DG	R	R	R	Y	DG	DG	DG	DG	R	R	R	R	R	R	O	DG	DG	R	Appropriately sized site not in the Green Belt, comensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety, landscape, biodiversity, the historic environment not capable of mitigation. Some accessibility to employment but poor accessibility to other local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Beckwithshaw	BK3	Y	DG	R	DG	Y	Y	Y	DG	DG	R	R	R	DG	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, the historic environment and surface water but these should be capable of mitigation. Site is not commensurate in size to the nearest settled community and there are significant adverse impacts on landscape not capable of mitigation. Good accessibility to a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Goldsborough	GB1	DG	DG	Y	DG	R	Y	Y	DG	DG	R	Y	R	LG	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. Site is not commensurate in size to the nearest settled community and there are significant adverse impacts on the historic environment not capable of mitigation. Some accessibility to buses and a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Goldsborough	GB2	DG	R	Y	DG	Y	Y	Y	DG	DG	R	R	R	LG	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, the historic environment and surface water but these should be capable of mitigation. Site is not commensurate in size to the nearest settled community. Some accessibility to a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
		DG	R	Y	Y	Y	Y	Y	DG	DG	R	Y	R	LG	R	R	R	R	DG	DG	R	mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Goldsborough	GB3	DG	DG	Y	Y	R	Y	Y	DG	DG	R	Y	R	LG	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity, and surface water but these should be capable of mitigation. Site is not commensurate in size to the nearest settled community and there are significant adverse impacts on the historic environment not capable of mitigation. Some accessibility to buses and a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Hampsthwaite	HM2	DG	R	Y	DG	Y	Y	Y	DG	DG	DG	DG	R	LG	R	O	Y	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, the historic environment and surface water but these should be capable of mitigation. Good accessibility to buses, some accessibility to a primary school, GP and shopping facilities but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Hampsthwaite	HM7	DG	DG	DG	Y	DG	Y	Y	DG	DG	DG	DG	R	LG	R	LG	Y	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, landscape, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity and surface water but these should be capable of mitigation. Good accessibility to buses, some accessibility to a primary school, GP and shopping facilities but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Hampsthwaite	HM8	DG	DG	R	R	Y	Y	Y	DG	DG	DG	DG	R	LG	R	LG	Y	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, land contamination/instability or flooding issues identified. There are

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						potential adverse impacts on the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape and biodiversity not capable of mitigation. Good accessibility to buses, some accessibility to a primary school, GP and shopping facilities but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Hampsthwaite	HM10	Y	DG	R	DG	Y	Y	Y	DG	DG	DG	DG	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Kirk Deighton	KD1	DG	DG	Y	R	DG	Y	Y	Y	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. There are significant adverse impacts on biodiversity not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Kirk Deighton	KD4	DG	DG	Y	Y	R	Y	Y	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on the historic environment not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Kirk Deighton	KD6	Y	R	DG	R	DG	Y	Y	DG	DG	DG	DG	R	R	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt, commensurate in size to the nearest settled community and with no landscape, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, and surface water but these should be capable of mitigation. There are significant adverse impacts on biodiversity not capable of mitigation. Good accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Kirk Deighton	KD7	Y	R	Y	Y	DG	DG	DG	DG	R	DG	R	R	R	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt, commensurate in size to the nearest settled community and with no historic environment, surface water or flooding issues identified. There are potential adverse impacts on access/safety, landscape and biodiversity but these should be capable of mitigation. Land contamination/instability issues likely to undermine development of the site. Poor accessibility to local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Killinghall	KL1	DG	DG	R	DG	DG	Y	Y	DG	DG	DG	DG	R	LG	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and GP but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL2	DG	DG	Y	Y	DG	Y	Y	DG	DG	DG	DG	R	LG	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity and surface water but these should be capable of mitigation. Good accessibility to buses, some accessibility to a primary school and GP but poor accessibility to other local services. Potential

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL3	Y	DG	R	R	R	Y	Y	DG	DG	DG	DG	R	O	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape, biodiversity and the historic environment not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and GP but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL5	Y	DG	R	DG	DG	Y	Y	DG	DG	DG	DG	R	LG	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no biodiversity, historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a primary school and GP but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL6	DG	DG	Y	Y	Y	Y	Y	DG	Y	DG	DG	R	LG	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety or flooding issues identified. There are potential adverse impacts on landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. There is potential for land contamination/instability issues. Good accessibility to buses, some accessibility to a primary school and GP but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL7	DG	DG	R	Y	Y	Y	Y	DG	DG	DG	DG	R	R	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, land

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a GP but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL8	DG	R	Y	R	Y	Y	Y	Y	DG	R	DG	R	O	R	R	R	R	Y	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety or land contamination/instability issues identified. There are potential adverse impacts on landscape, the historic environment and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. Site is not commensurate in size to the nearest settled community. There are significant adverse impacts on biodiversity not capable of mitigation. Good accessibility to buses, some accessibility to a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Killinghall	KL10	Y	DG	R	Y	DG	Y	Y	DG	DG	DG	DG	R	R	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a GP but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL11	Y	DG	R	Y	Y	Y	Y	DG	DG	DG	DG	R	R	R	LG	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a GP but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL14	DG	DG	Y	Y	DG	Y	Y	Y	Y	R	DG	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, historic environment or flooding issues identified. There are potential adverse impacts on landscape, biodiversity and surface water but these should be capable of mitigation. There is potential for land contamination/instability issues. Site is not commensurate in size to the nearest settled community. Good accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Killinghall	KL15	Y	DG	R	DG	DG	Y	DG	DG	Y	DG	DG	R	O	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no biodiversity, historic environment or flooding issues identified. There are potential adverse impacts on access/safety and surface water but these should be capable of mitigation. There is potential for land contamination/instability issues. There are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a primary school but poor accessibility to other local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.
Killinghall	KL16	DG	DG	R	Y	Y	Y	Y	DG	DG	R	DG	R	R	R	O	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity, the historic environment and surface water but these should be capable of mitigation. Site is not commensurate in size to the nearest settled community and there are significant adverse impacts on landscape not capable of mitigation. Good accessibility to buses, some accessibility to a GP but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Killinghall	KL17	R	R	R	Y	Y	Y	Y	Y	DG	DG	DG	R	LG	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on access/safety

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
																						and landscape not capable of mitigation. Good accessibility to buses, some accessibility to a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Lingerfield	LG1	DG	DG	DG	R	DG	Y	DG	R	Y	DG	R	R	LG	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, landscape, historic environment or flooding issues identified. There are potential adverse impacts on surface water but these should be capable of mitigation. There is potential for land contamination/instability issues. There are significant adverse impacts on biodiversity not capable of mitigation. Some accessibility to a primary school but poor accessibility to other local services. Adverse impacts on residential amenity of residents of the site not capable of mitigation; no amenity impacts identified for adjoining uses. Site is not available.
Pannal	PN1	Y	R	Y	Y	R	Y	Y	DG	DG	DG	Y	O	LG	R	LG	R	Y	Y	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on the historic environment not capable of mitigation. Some accessibility to local services but poor accessibility to a secondary school and shopping. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Pannal	PN6	Y	DG	Y	Y	Y	Y	Y	Y	DG	DG	R	R	O	R	O	R	O	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity, the historic environment and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. Some accessibility to a primary school, a GP and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Pannal	PN7	Y	DG	Y	R	R	Y	Y	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape and surface water but these should be capable of mitigation. There are significant adverse impacts on biodiversity and the historic environment not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Pannal	PN8	Y	DG	Y	Y	R	Y	Y	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on the historic environment not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Pannal	PN9	Y	DG	Y	Y	DG	Y	Y	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no historic environment, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity and surface water but these should be capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Pannal	PN13	Y	DG	R	R	R	Y	Y	Y	DG	DG	DG	LG	R	R	O	DG	Y	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability issues identified. There are potential adverse impacts on access/safety and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on landscape, biodiversity and the historic environment not capable of mitigation. Good accessibility to buses and shopping, some accessibility to rail, a GP and employment but poor accessibility to other local services. Potential residential

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
		Y	DG	Y	Y	R	Y	Y	DG	DG	DG	DG	O	LG	R	O	Y	Y	Y	DG	R	amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Pannal	PN14	Y	DG	Y	Y	R	Y	Y	DG	DG	DG	DG	O	LG	R	O	Y	Y	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on the historic environment not capable of mitigation. Good accessibility to buses, some accessibility to other local services but poor accessibility to a secondary school. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Pannal	PN17	Y	DG	R	DG	R	Y	Y	DG	DG	DG	R	R	O	R	O	R	O	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no biodiversity or land contamination/instability issues identified. There are potential adverse impacts on access/safety and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on landscape and the historic environment not capable of mitigation. Some accessibility to a primary school, GP and employment but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Scotton	SC1	Y	DG	R	R	R	Y	Y	Y	DG	R	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety and surface water but these should be capable of mitigation. Site is not commensurate in size to the nearest settled community and there are significant adverse impacts on landscape, biodiversity and the historic environment not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Scotton	SC2	DG	R	Y	R	Y	DG	Y	Y	DG	R	R	R	R	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, surface water, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape and the historic environment

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
		DG	R	Y	DG	Y	DG	Y	Y	DG	R	R	R	O	R	R	R	R	DG	DG	R	but these should be capable of mitigation. Site is not commensurate in size to the nearest settled community and there are significant adverse impacts on biodiversity not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.
Scotton	SC4	DG	R	R	DG	R	DG	Y	DG	DG	R	R	R	O	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no access/safety, biodiversity, surface water, land contamination/instability or flooding issues identified. Site is not commensurate in size to the nearest settled community and there are significant adverse impacts on landscape and the historic environment not capable of mitigation. Some accessibility to a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Scotton	SC5	Y	R	Y	DG	Y	DG	Y	DG	DG	R	R	R	O	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt with no biodiversity, surface water, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, landscape and the historic environment but these should be capable of mitigation. Site is not commensurate in size to the nearest settled community. Some accessibility to a primary school but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.

Wetherby and Open Countryside sites

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary	
Open Countryside	OC2	DG	DG	Y	DG	R	Y	DG	Y	DG	DG	R	R	R	R	R	R	R	R	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, biodiversity or land contamination/instability issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on the historic environment not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts for residents of the site but mitigation should be possible; no amenity impacts identified for adjoining uses. Site is not available.
Open Countryside	OC4	Y	DG	Y	Y	R	Y	DG	Y	DG	DG	R	R	R	R	R	R	R	R	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no land contamination/instability issues identified. There are potential adverse impacts on access/safety, landscape, biodiversity and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on the historic environment not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts for residents of the site but mitigation should be possible; no amenity impacts identified for adjoining uses. Site is not available.
Open Countryside	OC5	DG	DG	Y	Y	R	Y	DG	Y	DG	DG	R	R	R	R	R	R	R	R	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety or land contamination/instability issues identified. There are potential adverse impacts on landscape, biodiversity and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. There are significant adverse impacts on the historic environment not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts for residents of the site but mitigation should be possible; no amenity impacts identified for adjoining uses. Site is not available.
Open Countryside	OC7	DG	R	Y	Y	Y	DG	DG	DG	DG	DG	R	R	R	R	R	R	R	R	DG	DG	R	Site not appropriate size for number of pitches required. Site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, surface water, land contamination/instability or flooding issues identified. There are potential adverse impacts on landscape, biodiversity and the historic environment but these should be capable of mitigation. Poor accessibility to local services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is not available.

Settlement	Site	1. Site access and safety	2. Is the site an appropriate size?	3. Impact on landscape character.	4. Impact on biodiversity.	5. Impact on historic environment.	6. Impact on surface water.	7. Residential amenity: impact of site on adjoining uses.	8. Residential amenity: impact of adjoining uses on site.	9. Land contamination or unstable land.	Q10. Is the size of the site commensurate to the nearest settled community?	11. Access to bus service.	11. Access to rail service.	11. Access to primary school.	11. Access to secondary school.	11. Access to GP surgery.	11. Access to shopping facilities.	11. Access to major area of employment.	12. Risk of flooding.	13. Is the site located in the Green Belt?	14. Availability	Summary
Open Countryside	OC8	Y	DG	R	DG	Y	Y	Y	DG	DG	DG	R	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no biodiversity, land contamination/instability or flooding issues identified. There are potential adverse impacts on access/safety, the historic environment and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape not capable of mitigation. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Wetherby	WB1	DG	DG	R	Y	R	Y	Y	DG	DG	n/a	DG	R	R	R	R	R	R	DG	DG	R	Appropriately sized site not in the Green Belt with no access/safety, land contamination/instability or flooding issues identified. There are potential adverse impacts on biodiversity and surface water but these should be capable of mitigation. There are significant adverse impacts on landscape and the historic environment not capable of mitigation. Good accessibility to buses but poor accessibility to other local services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is not available.
Wetherby	WB3	DG	DG	Y	DG	DG	Y	Y	Y	DG	DG	R	R	R	R	R	R	R	Y	DG	R	Appropriately sized site not in the Green Belt, commensurate in size to the nearest settled community and with no access/safety, biodiversity, historic environment or land contamination/instability issues identified. There are potential adverse impacts on landscape and surface water but these should be capable of mitigation. Site is affected by flood zones 2 and/or 3. Poor accessibility to local services. Potential residential amenity impacts on adjoining uses and on residents of the site but mitigation should be possible. Site is not available.

Assessments of Wetherby and Open Countryside sites

6 Approach to Meeting the Requirement

6 Approach to Meeting the Requirement

- 6.1** As already stated in Section 4, in producing local plans, local planning authorities should identify a supply of specific deliverable sites to provide five years worth of sites against their locally set targets. Despite assessing approximately 125 sites within the identified area of search, there are no available and deliverable sites which could be allocated in the Local Plan. It is therefore necessary to consider other appropriate options that would meet the requirements of PPTS such as using the existing (temporary and unauthorised) sites where the need is arising.
- 6.2** A draft allocation in Pannal (PN16) was consulted on in November - December 2016 as part of the Harrogate District Draft Local Plan, however following further engagement with the Gypsy community, the updated Gypsy and Traveller Accommodation Assessment, the number of vacant pitches on the existing sites and the need for the site to help meet the objectively assessed housing need, it was necessary to consider allocating a different new site.

Regularise the existing temporary and unauthorised sites

- 6.3** There are presently three private Gypsy and Traveller sites located within the Knaresborough Green Belt, two sites with temporary planning permission on Cass Lane and one unauthorised site (appeal pending) on Thistle Hill. Although these sites are already developed for private Gypsy use, the pitches on these sites still contribute towards the six pitch total requirement and the first five years requirement for four pitches due to their temporary and unauthorised status. The families who occupy these sites also meet the planning definition of gypsies and travellers. The sites are privately owned, well established and provide a settled base that enables the families to access education, health, welfare and employment infrastructure, which is one of government's aims in respect of Travellers as highlighted in the Planning Policy for Traveller Sites (PPTS). PPTS also states that it is a government aim "*to promote more private traveller site provision...*". The families occupying these sites have invested in the sites and would like to continue to occupy them into the future, however, they have been unable to gain permanent permission due to their location in Green Belt.
- 6.4** Whilst the Planning Policy for Traveller Sites (PPTS) states that Traveller sites in the Green Belt are inappropriate development and Green Belt boundaries should be altered only in exceptional circumstances, para 17 does state that a "*local planning authority can make an exceptional limited alteration to the defined Green Belt boundary, which might be to accommodate a site inset within the Green Belt, to meet a specific identified need for a Traveller site*". If land is removed from the Green Belt in this way, it should be specifically allocated as a Traveller site only.
- 6.5** The existing Gypsy and Traveller sites on Cass Lane and Thistle Hill Stables (Sites K40, K41 and K42) have also been assessed using the same criteria used to assess the other sites in Section 5. The only exception to this is Criteria 2 which relates to the appropriate size of the site. The sites in Section 5 were assessed on whether they could accommodate the pitch requirement in full whereas the existing sites were assessed on whether they could accommodate the existing pitches and future requirements for each individual site. It was necessary to assess this criteria differently due to not being able to identify one single site to accommodate the full requirement. It is important to note however that the outcome of the site size assessment was not a reason that any site was discounted as not being available for allocation.

Approach to Meeting the Requirement 6

	Site Ref: K40: Green Acres, Cass Lane, Knaresborough	Site Ref K41: The Paddocks, Cass Lane, Knaresborough	Site Ref K42: Thistle Hill Stables, Knaresborough
Criteria	Ratings		
1. Site Access and Safety	DG	DG	DG
2. Is the site an appropriate size ?	DG	DG	DG
3. Impact on landscape character	Y	Y	Y
4. Impact on biodiversity	Y	DG	Y
5. Impact on historic environment	DG	DG	DG
6. Impact on surface water	Y	Y	Y
7. Residential amenity: Impact on site on adjoining site	Y	DG	DG
8. Residential amenity: Impact of adjoining uses on site	DG	DG	DG
9. Land contamination or unstable land	DG	DG	DG
10. Is the size of the site commensurate to the nearest settled community?	DG	DG	DG
11a. Access to bus service	DG	Y	R
11b. Access to rail service	R	R	R
11c. Access to primary school	R	R	R
11d. Access to secondary school	R	R	R
11e. Access to GP surgery	R	R	R
11f. Access to shopping facilities	R	R	R
11g. Access to major area of employment	Y	Y	O
12. Risk of flooding	DG	DG	DG
13. Is the site located in the Green Belt ?	R	R	R
14. Availability	DG	DG	DG
<p>Summary : K40</p> <p>Appropriately sized site located within the Green Belt to accommodate one family pitch commensurate in size to the nearest settled community and with no land contamination/instability, historic environment, surface water and flooding issues identified. There are potential impacts on the landscape and biodiversity but these should be capable of mitigation. Good accessibility to buses, some accessibility to employment and poor accessibility to other services. Potential residential amenity impacts on adjoining uses but mitigation should be possible; no amenity impacts identified for residents of the site. Site is available</p> <p>Recommendation: Allocate as Gypsy and Traveller inset site</p>			
<p>Summary : K41</p> <p>Appropriately sized site located within the Green Belt to accommodate one family pitch commensurate in size to the nearest settled community and with no land contamination/instability, biodiversity, historic environment, surface water and flooding issues identified. There are potential impacts on the landscape but these should be capable of mitigation. Some accessibility to employment and poor accessibility to buses and other services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is available</p> <p>Recommendation: Allocate as Gypsy and Traveller inset site</p>			
<p>Summary : K42</p>			

6 Approach to Meeting the Requirement

	Site Ref: K40: Green Acres, Cass Lane, Knaresborough	Site Ref K41: The Paddocks, Cass Lane, Knaresborough	Site Ref K42: Thistle Hill Stables, Knaresborough
<p>Appropriately sized site located within the Green Belt to accommodate one family with 3 pitches commensurate in size to the nearest settled community and with no land contamination/instability, historic environment, surface water and flooding issues identified. There are potential impacts on the landscape and biodiversity but these should be capable of mitigation. Some accessibility to buses and employment and poor accessibility to other services. No residential amenity impacts identified for adjoining uses or for residents of the site. Site is available</p> <p>Recommendation: Allocate as Gypsy and Traveller inset site</p>			

Table 6.1 Assessment of Existing Gypsy and Traveller Sites

- 6.6** As supported by national policy and the assessments above, the allocation of the three existing sites as inset sites is considered to be the most appropriate strategy when considered against a lack of any reasonable alternatives and the fact that the requirement specifically comes from these three sites. The fact that Harrogate has a long standing identified unmet need and no available sites elsewhere constitute very special circumstances.
- 6.7** This approach involves allocating sites that Gypsy or Traveller families own and are already living on and which provide a settled base that enables them to access education, health, welfare and employment infrastructure. There is therefore certainty that the approach and the district pitch requirement can be delivered and it will not involve requiring these families to move from their settled bases. This is noted as a positive benefit in the Harrogate District Local Plan : Equality Analysis Report and contributes to the "*fair and equal treatment for travellers*" as stated in the PPTS and the need to foster good relations in the course of developing policies and delivering services as required by the Equality Act 2010.
- 6.8** The identification of alternative land outside the Green Belt has proved undeliverable and whilst there are other options such as CPO, these would require disproportionate intervention, given the extent of the need, from the Council which could prove to be very expensive and a long process and therefore not be considered a reasonable alternative.
- 6.9** To conclude, due to the circumstances of the three existing sites, the lack of a deliverable alternative site(s) and the small number of pitches required, K40, K41 and K42 are recommended to be allocated as Green Belt inset Gypsy and Traveller Sites in the Local Plan. Whilst it is inevitable that these sites cause some harm to the openness of Green Belt, Travellers are already on these sites and the sites are very small. The allocation boundary for each site has been drawn tightly round each existing site allowing no opportunity for further expansion into the Green Belt. The future needs arising from the existing households on these sites have been assessed as part of the evidence base and has not highlighted a need for any of them to expand further than their existing footprint. These sites will be specifically allocated for Gypsy and Traveller use and if they cease to exist as such cannot be used for any other use. Regardless of the allocation status, permanent planning permission will still need to be gained for occupation of these sites and any planning approval will include conditions for development of the site.