

Appendix 7 Assessment of Other Site Options

Example Sustainability Appraisal Site Assessment Table

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

each SA objective, (under column headed Analysis).

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

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

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

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

Table 7.1 Example Site Assessment Table

Harrogate Sites

7.3 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Harrogate Sites	
Site references	Reason for site rejection
H8, H12, H13, H15, H19, H20, H24, H26, H32, H34, H35, H38, H44, H57, H58, H59, H61, H68, H77, H80, H81, H86	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
H52	This site were rejected because significant harm was identified in respect of landscape impact and development would result in the loss of playing fields.
H7, H9, H10, H11, H25, H31, H39, H40, H41,H42,H43,H66, H67, H79	These sites were rejected because they are within the Green Belt
H1, H76, H53	Sites not well related to the existing pattern of development
H4, H60	The site should remain in employment use
H5	Part of the site now has permission for residential use with the remainder operational land
H14, H29, H30	Small site within the development limit that could come forward under existing planning policies
H27	Permission was granted on appeal for a hotel
H33	The site now has planning permission
H82	The site was recently re-developed for a public house
H83	The site should remain in use as a sporting facility
H85	No highway access
H87	Site no longer available

Table 7.2 Harrogate Sites

7.4 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Site Ref: H1 (Housing): Land south of Penny Pot Lane						
SA objective	Ratings					Analysis
1. Quality housing available to everyone.	DG	LG				Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG				Accessible to play area/amenity open space/outdoor sports and site is large enough to accommodate new play area. Shortage in the area identified and the site is large enough to accommodate a new sports facility.
3. Safety and security for people and property.	?					Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R			Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.

Site Ref: H1 (Housing): Land south of Penny Pot Lane										
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	DG	DG	N	?	O	O			No adverse effects on biodiversity identified. Need not lead to loss of woodland or trees. No public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity and area not capable of accommodating development and mitigation opportunities limited.
9. Minimal pollution levels. I also completed many site summaries and recommendations	N	O	O	?	R	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain contaminated land. Would not involve the loss of Grade 1, 2 or 3 agricultural land. Negative effects: Potential to impact on air quality objectives. Some effects of additional surface water and loss of greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	O	N			Significant transport and/or accessibility/cumulative impact problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site is wholly within flood zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would not involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no conservation area, designated or local heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	DG			Site development provides an opportunity for high quality design. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site comprises two agricultural fields to the west of but separated from the built up edge of Harrogate. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. No adverse effects on biodiversity have been identified and development of the site would not lead to the loss of trees/woodland or best and most versatile agricultural land. Negative effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. There would be adverse effects on the landscape, which is of high/medium sensitivity not capable of accommodating development and significant transport/accessibility problems with poor provision for cyclists and pedestrians.</p> <p>Recommendation: Not to allocate.</p>										

Table 7.3 Site H1

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

Table 7.4 Site H4

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

Site Ref: H5 (Housing): Former Yorkshire Water treatment works, Harlow Hill, Harrogate

Recommendation: Not to allocate.

Table 7.5 Site H5

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

Site Ref: H7 (Housing): Land to the east of Fairways Avenue, Starbeck

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

Recommendation: Not to allocate.

Table 7.6 Site H7

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

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

Table 7.7 Site H8

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

Site Ref: H9 (Housing): Land at Bilton Hall Drive, Harrogate

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

Recommendation: Not to allocate.

Table 7.8 Site H9

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

Site Ref: H10 (Housing): Longlands Farm, Harrogate

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

Recommendation: Not to allocate.

Table 7.9 Site H10

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

Site Ref: H11 (Housing): Forest Head Farm, Harrogate

Summary: The site lies on the north eastern edge of Harrogate and includes Forest Head Farm and a number of small surrounding fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail services, secondary school, employment, shopping and GP facilities. The local primary school is also at or near capacity and likely to require expansion. Some minor transport issues have been identified, but the site is well served by cycle routes and pedestrian routes. No adverse effects on biodiversity have been identified and the site is large enough to incorporate new natural green space. Development of the site would lead to the loss of trees/woodland and Grade 3 agricultural land. There would be adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development with limited mitigation opportunities and whilst there is likely to be harm to the significance of a heritage asset and local distinctiveness these can be mitigated.

Recommendation: Not to allocate.

Table 7.10 Site H11

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

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

Table 7.11 Site H12

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

Table 7.12 Site H13

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

Site Ref: H14 (Housing): Land at Fulwith Mill Lane, Harrogate

effects result from the site's accessibility to local services including a bus stop on a good quality bus route and a major area of employment, the ability to connect to existing cycle routes and safe and safe and convenient pedestrian routes. Positive economic impacts derive from the provision of affordable housing which contributes to the creation of conditions for business success.

Recommendation: Not to allocate.

Table 7.13 Site H14

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

Site Ref: H19 (Housing): Land south west of Cornwall Road, Harrogate

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

Recommendation: Not to allocate.

Table 7.14 Site H19

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

Site Ref: H20 (Housing): Land to the rear of the Old Swan, Harrogate

Recommendation: Not to allocate.

Table 7.15 Site H20

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

Site Ref: H24 (Housing): Land at Woodfield Road, Harrogate

transport/accessibility have been identified but these can be mitigated. Negative social effects result from the site having poor accessibility to all services and the local primary school is at or near capacity and likely to require expansion. Negative environmental effects arise from the significant adverse effects on biodiversity.

Recommendation: Not to allocate.

Table 7.16 Site H24

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

Site Ref: H25 (Housing): Land at Forest Lane Head, Starbeck

Summary: The site comprises a number of small fields to the north of Forest Head Lane on the north-eastern edge of Harrogate. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to both primary and secondary schools and the local primary school is likely to require expansion. Some negative impacts on the landscape and local distinctiveness have been identified but are capable of mitigation. Significant adverse effects on biodiversity have been identified and development of the site would lead to the loss of trees/woodland protected by a TPO.

Recommendation: Not to allocate.

Table 7.17 Site H25

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

Site Ref: H26 (Housing): Land at Hookstone Drive, Harrogate

enough to incorporate new natural greenspace. Negative effects arise from the adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development and limited mitigation opportunities, likely harm to the significance of a heritage asset which cannot be mitigated and negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.18 Site H26

Site Ref: H27 (Employment): Showground car park, Wetherby Road, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	DG	Y			Some accessibility to local services: poor accessibility to rail, primary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	LG									Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	DG	R	DG	N	?	Y	LG			No adverse effects on biodiversity identified. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - key distinctive characteristics are vulnerable to change. High/medium landscape capacity - able to accommodate scale of development with appropriate mitigation.
9. Minimal pollution levels.	N	R	Y	?	DG	n/a	R			Potential to impact on air quality. Slight effect of surface water on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Major railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian routes. Severance is not a problem
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	N									There is no conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Mixed use could not be accommodated on the site.
15. Good quality employment opportunities available to all	LG	DG								Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG									Provision of employment land will support local business expansion.
<p>Summary: The site is located within the grounds of the Yorkshire Showground. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor for access to GP and rail facilities. Development of the brownfield site would have positive environmental effects. No adverse impacts on biodiversity have been identified and the landscape is able to accommodate development with appropriate mitigation but there would be loss of trees protected by a TPO.</p>										
<p>Recommendation October 2016 consultation: Not to allocate.</p>										

Site Ref: H27 (Employment): Showground car park, Wetherby Road, Harrogate

Amendment to recommendation - July 2017 Additional Sites Consultation: Draft allocation.

Site deleted: due to grant of permission for a hotel, resulting in limited available land remaining.

Table 7.19 Site H27

Site Ref: H29 (Housing): Land at Masham Road, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	DG	O			Some accessibility to local services: poor accessibility to rail, primary school, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	N	N		N	?	N	N			Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	R	Y	?	R	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Slight effects of surface water on watercourses. Negative effects: Potential to impact on air quality. 100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility effects. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Mixed use could not be accommodated on the site.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: The site is located within the grounds of the Yorkshire Showground. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. No transport and/or accessibility effects have been identified and the site is well served cycle and pedestrian routes. The site has some accessibility to local services but this is poor to primary and secondary schools, GP and rail facilities. The local primary school is also at or near capacity and likely to require expansion.</p>										
<p>Recommendation October 2016 consultation: Not to allocate.</p>										
<p>Amendment to Recommendation: Draft allocation.</p>										

Table 7.20 Site H29

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

Table 7.21 Site H30

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

Site Ref: H31 (Housing): Land at Henshaw's College, Harrogate

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

Recommendation: Not to allocate.

Table 7.22 Site H31

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

Site Ref: H32 (Housing): Land north of Hildebrand Barracks, Harrogate

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

Recommendation: Not to allocate.

Table 7.23 Site H32

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

Site Ref: H33 (Housing): Cow Dyke Farm, Harrogate

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

Recommendation: Not to allocate.

Table 7.24 Site H33

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

Site Ref: H34 (Housing): Land at Oakdale Farm, Harrogate

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

Recommendation: Not to allocate.

Table 7.25 Site H34

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

Site Ref: H35 (Housing): Land at Knox Mill Lane, Harrogate

distinctiveness have been identified but mitigation should be possible. Negative environmental effects arise from the loss of woodland or trees which cannot be fully mitigated and Grade 3 agricultural land. There would also be adverse impacts on the landscape which is of high sensitivity and limited capacity to accommodate new development and on elements which contribute to the significance of a heritage asset.

Recommendation: Not to allocate.

Table 7.26 Site H35

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

Site Ref: H38 (Housing): Land at Willow Bank, Harrogate

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

Recommendation: Not to allocate.

Table 7.27 Site H38

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

Site Ref: H39 (Housing): Land off Forest Lane, Harrogate

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

Recommendation: Not to allocate.

Table 7.28 Site H39

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

Site Ref: H40 (Housing): Land east of Forest Lane, Harrogate

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

Recommendation: Not to allocate.

Table 7.29 Site H40

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

Site Ref: H41 (Housing): Land between Forest Moor Farm and Arlington, Forest Moor Lane, Harrogate

Recommendation: Not to allocate.

Table 7.30 Site H41

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

Site Ref: H42 (Housing): Land to the rear of Oak House and Brooklands, Forest Moor Lane, Harrogate

Recommendation: Not to allocate.

Table 7.31 Site H42

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

Site Ref: H43 (Housing): Land at Forest Moor Road, Harrogate

Recommendation: Not to allocate.

Table 7.32 Site H43

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

Site Ref: H44 (Housing): Land south of Rossett Green Lane, Harrogate

Recommendation: Not to allocate.

Table 7.33 Site H44

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

Site Ref: H52 (Housing): Land at Castlehill Farm, Harrogate

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

Recommendation: Not to allocate.

Table 7.34 Site H52

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

Site Ref: H53 (Housing): Land at Leckhampton House, Hill Top Lane, Harrogate

Recommendation: Not to allocate.

Table 7.35 Site H53

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

Site Ref: H57 (Housing): Land to the west of St. Michael's Hospice, Harrogate

impacts arise from the likely harm to the significance of a heritage asset and local distinctiveness which cannot be mitigated and the loss of Grade 3 agricultural land. The sensitivity of the landscape is also high and has limited or no capacity to accommodate development of the scale proposed,

Recommendation: Not to allocate.

Table 7.36 Site H57

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

Site Ref: H58 (Mixed use): Land at Bilton Hall, Harrogate

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

Recommendation: Not to allocate.

Table 7.37 Site H58

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

Site Ref: H59 (Housing): Skipton Road Phase Three, Harrogate

routes and improve pedestrian access. Some adverse effects on biodiversity have been identified but these can be mitigated. Negative environmental effects arise from the sensitivity of the landscape which has limited or no capacity to accommodate development proposed, the loss of Grade 3 agricultural land and trees/woodland.

Recommendation: Not to allocate.

Table 7.38 Site H59

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

Table 7.39 Site H60

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

Site Ref: H61 (Housing): Land adjacent to Nidd Gorge, Harrogate

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

Recommendation: Not to allocate.

Table 7.40 Site H61

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

Site Ref: H66 (Housing): Rudfarlington Farm, Harrogate

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

Recommendation: Not to allocate.

Table 7.41 Site H66

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

Site Ref: H67 (Housing): Oak View Farm, Harrogate

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

Recommendation: Not to allocate.

Table 7.42 Site H67

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

Site Ref: H68 (Housing): Land to the east of Ripon Road, Harrogate

although this is poor to rail, secondary school, GP and shopping facilities and the local primary school is likely to require expansion. The connections to existing cycle and pedestrian routes is poor. Some potential effects on biodiversity and the historic environment have been identified but these should be capable of mitigation. Negative environmental effects arise from the high sensitivity of the landscape which has limited or no capacity to accommodate development, the loss of Grade 3 agricultural land, protected trees and negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.43 Site H68

Site Ref: H76 (Employment): Land south of White House Farm								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	ná	ná						Proposed for employment.
2. Conditions and services to engender good health.	ná							Proposed for employment.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	ná							Proposed for employment.
5. Culture, leisure and recreation activities available to all.	ná	N						Proposed for employment. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	DG	R	R	R	R	R	Poor accessibility to local services; but good accessibility to rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	DG	DG	DG	N	?	Y	O	No adverse effects. Need not lead to loss of woodland or trees/potential new woodland creation. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity- area not capable of accomodating development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	LG	N	The site is unlikely to contain any contaminated land. Potential to have an impact on air quality objectives. Some adverse effects on watercourses. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield. 50% or more Grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N	Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	ná	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increases energy and water consumption and waste. No loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	LG	?						Proposed for employment. Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will encourage investment and support local business expansion.
Summary: Located to the south of White House Farm to the west of Harrogate. No adverse environmental effects in relation to biodiversity. Some potential adverse environmental effects in relation to historic environment and local distinctiveness but mitigation should be possible. Whilst potential adverse effects on the landscape have limited opportunities for mitigation the site is large enough to incorporate new natural green space and add to green infrastructure. Development would result in the loss of greenfield land, but the site is not high quality agricultural land. The site has poor accessibility to local services but has good accessibility to rail services. Provision of employment land will encourage investment and support local business expansion.								
Recommendation: Not to allocate.								

Table 7.44 Site H76

Site Ref: H77 (Housing): Beechcroft Field, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R	O		Poor accessibility to local services: but some accessibility to employment and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	N	?	R	R			Some potential effects but can be mitigated. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development/mitigate.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			The site is unlikely to contain any contaminated land. Unlikely to have impact on air quality. Some adverse effects on watercourses. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield 50% or more grade 3 agricultural land Close to major road B6162 Otley Road
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	O	N			Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: Located at Beechcroft Field adjacent to the B6162 and B6161 north of Beckwithshaw. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects occur as the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. There are negative social effects with poor accessibility to local services and the local primary school is at or near capacity and may need expansion. Some potential negative effects for biodiversity but mitigation is possible with positive effects indicated as development need not result in the loss of woodlands or trees and the site is large enough to incorporate new natural green space and add to green infrastructure. Negative environmental effects arise from the high sensitivity of the landscape, with few if any opportunities for mitigation. There is also</p>										

Site Ref: H77 (Housing): Beechcroft Field, Harrogate

likely harm to the significance of a heritage asset and a negative impact on local distinctiveness, but there are opportunities for mitigation. Significant transport/and or accessibility problems exist but mitigation is possible. There is poor connectivity to cycle routes and some pedestrian access and safety issues.

Recommendation: Not to allocate

Table 7.45 Site H77

Site Ref: H79 (Housing): Land between Maple Close and Fairway View, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	O								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area. Development would affect existing facility but replacement facilities possible.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Loss of facilities.
6. Local needs met locally.	DG	O	LG	R	R	Y	O			Some accessibility to local services and a good quality bus service; but poor accessibility to a GP and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R			Significant adverse effects on designated sites. Loss of woodland/trees impact cannot be fully mitigated. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development/mitigate.
9. Minimal pollution levels.	N	O	O	?	O	Y	R			The site is unlikely to contain any contaminated land. Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 1-24% previously developed land. Loss of Grade 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	O	N				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings required. Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

Site Ref: H79 (Housing): Land between Maple Close and Fairway View, Harrogate

Summary: The site is located between Maple Close and Fairway View at Forest Lane Head. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects occur as the site is accessible to a play area/amenity open space/outdoor sports, is large enough to accommodate a new play area and can meet the recreation needs of the area. Whilst development would affect an existing facility replacement is possible. Some accessibility to local services but negative effects occur as the local primary school is at or near capacity and may need expansion. Significant negative effects for biodiversity with adverse effects on designated sites and the loss of woodland/trees on the site cannot be fully mitigated. The site is large enough to incorporate new natural green space and add to green infrastructure. Negative environmental effects arise from the high sensitivity of the landscape, with few if any opportunities for mitigation. There is a negative impact on local distinctiveness, but mitigation is possible. Significant transport/and or accessibility problems exist but mitigation is possible.

Recommendation: Not to allocate.

Table 7.46 Site H79

Site Ref: H80 (Housing): Land south of Hookstone Road (larger site), Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	O	R	LG	R	R	Y			Some accessibility to local services: but poor accessibility to primary school, GP and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R			Environment Agency - impacts cannot be predicted at this stage. Some potential effects but can be mitigated. Need not result in loss of woodlands or trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development/mitigate.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			The site is unlikely to contain any contaminated land. Potential to affect achievement of the Air Quality objectives. Surface water effects but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield site. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	LG	O	O	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: Located to the south of Hookstone Road and St John Fisher School, the site comprises a number of fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. There are negative social effects with poor accessibility to a primary school, which may need expansion, and a GP and local shopping. Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure have been identified, although connection										

Site Ref: H80 (Housing): Land south of Hookstone Road (larger site), Harrogate

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

Recommendation: Not to allocate.

Table 7.47 Site H80

Site Ref: H81 (Housing): Land at Fulwith Grange, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Y		Poor accessibility to local services; but some accessibility to employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	O		LG	?	O	R			Significant adverse effects. Loss of woodland/trees impact cannot be fully mitigated. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/Medium landscape sensitivity; distinctive characteristics vulnerable to change. Low landscape capacity; not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	LG	Y	N			The site is unlikely to contain any contaminated land. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Unlikely to impact on air quality. Some adverse effects on watercourses. 50-74% previously developed land. 50% or more Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	R		N			Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian issues but mitigation possible. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Brownfield land
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings on site capable of re-use/conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: Located to the south of Fullwith Mill Lane the site includes the buildings of Fullwith Grange and surrounding garden. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects arise from the site's poor accessibility to local services and the local primary school is likely to require expansion. Significant adverse environmental effects have been identified in relation to biodiversity, the inability to mitigate landscape impacts, likely harm to the significance of a heritage asset and impact on local distinctiveness.</p>										

Site Ref: H81 (Housing): Land at Fulwith Grange, Harrogate

Recommendation: Not to allocate

Table 7.48 Site H81

Site Ref: H82 (Employment): Land at the Old Spring Well, Harrogate									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	n/a	n/a							Proposed for employment.
2. Conditions and services to engender good health.	n/a								Proposed for employment.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	R							Proposed for employment. Loss of facilities/recreation/amenity open space.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Proposed for employment- may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	O		Some potential effects but can be mitigated. Need not involve loss of woodlands/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	Y	LG	R		The site is unlikely to contain any contaminated land. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Unlikely to impact on air quality. Some adverse effects on watercourses Up to 49% brownfield land Would not involve loss of grade 1,2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N			Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian issues but mitigation possible. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield site as part of the development.
13. Protect and enhance the historic environment.	O								Likely to harm significance of a heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N		Buildings on site are capable of re-use. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	?							Proposed for employment.Public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will encourage investment and support local business expansion.
Summary: The site lies at the junction of Oaker Bank and the A59 to the north west of Harrogate and consists of the Old Spring Well pub and an area of rough grass and shrubs. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Adverse social effects arise from the poor accessibility to local services. There are positive environmental effects as this is a brownfield site and there is the potential to reuse buildings. Adverse environmental effects have been identified in relation to landscape impact with limited opportunities for mitigation and further adverse effects occur with likely harm to the significance of a heritage asset and impact on local distinctiveness but mitigation is possible. Some transport and /or accessibility problems exist but these can be addressed but there is poor accessibility to cycling routes and a significant barrier to accessibility is identified.									

Site Ref: H82 (Employment): Land at the Old Spring Well, Harrogate

Recommendation: Not to allocate.

Table 7.49 Site H82

Site Ref: H83 (Housing): Land at Harrogate Railway Football Club, Station View, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG	R								Accessible to play area/amenity open space/outdoor sports. Would affect existing facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreation needs of the area. Loss of facilities.
6. Local needs met locally.	Y	O	R	R	O	Y	Y			Some accessibility to local services: but poor accessibility to primary and secondary schools.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	LG	Y			No adverse impacts. Need not involve loss of woodlands/trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: commonly occurring sensitive features. Medium capacity: area capable of accommodating some development and mitigation opportunities in part.
9. Minimal pollution levels.	N	DG	O	?	R	n/a	R			The site is unlikely to contain any contaminated land. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Unlikely to have impact on air quality. Need not lead to loss of woodland/trees. Some adverse effects on watercourses. 100% greenfield land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increases energy and water consumption and waste. No loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: Located to the north of Knaresborough Road this is the site of the Harrogate Railway Football Club. Positive social effects arise as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area but negative social effects arise as development of the site would lead to the loss of an existing sporting facility. Some accessibility to local services but negative effects arise as the local primary school is likely to require expansion. There are some adverse impacts on landscape which can only be mitigated</p>										

Site Ref: H83 (Housing): Land at Harrogate Railway Football Club, Station View, Harrogate

in part but positive environmental effects result from the potential for site redevelopment which provides an opportunity for high quality design, the loss of trees/woodlands is not necessary and the site is large enough to incorporate new natural green space and add to green infrastructure.

Recommendation: Not to allocate.

Table 7.50 Site H83

Site Ref: H85 (Housing): Former oil storage site, Bogs Lane, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	Y	DG	LG	?	O	Y			Significant adverse effects on biodiversity. May result in loss of woodland or trees - mitigation possible. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	DG	O	O	?	O	R				Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Clean up contaminated land. Potential impact on air quality. Some adverse effects on water courses. Utilises brown field land. Major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Poor provision for pedestrians. Severance is an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield site as part of development.
13. Protect and enhance the historic environment.	N									No conservation area, designated or heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	N			Demolition of buildings would be required.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: This is a former oil storage site on Bogs Lane. Positive social effects arise as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. There are negative social effects as the site has poor accessibility to local services and the local primary school is at or near capacity and likely to require expansion. Significant adverse effects on biodiversity have been identified but the site is large enough to accommodate new natural green space and add to green infrastructure. Adverse landscape impacts can only be mitigated in part. Positive effects occur as this is a brown field site and development would provide the opportunity to clean up contaminated land. Significant adverse effects related to transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure. There is also poor provision for pedestrians and cyclists and severance is an issue.</p>										

Site Ref: H85 (Housing): Former oil storage site, Bogs Lane, Harrogate

Recommendation: Not to allocate.

Table 7.51 Site H85

Site Ref: H86 (Housing): Land at Knox Hill, Harrogate								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG						Accessible to play area/amenity open space/outdoor sports. Site is large enough to accommodate a new outdoor sports facility and help meet a local shortfall.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R					Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and likely to require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	R	R	R	Poor accessibility to local services: but accessibility to a good bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some potential adverse effects but mitigation should be possible. Need not involve loss of woodlands/trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Landscape sensitivity rating: high Landscape capacity: limited or no capacity to accommodate development or mitigate impacts.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Potential impact on air quality. Some adverse effects on water courses. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Some adverse effects on watercourses. 100% greenfield land. 50% or more Grade 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	O	N		Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG					Not within 400m of bus stop (50+ dwellings). 50% or more within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	DG	Buildings on site capable of re-use/conversion. Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.

Site Ref: H86 (Housing): Land at Knox Hill, Harrogate

Summary: Located to the north of Harrogate and south of Knox village the site comprises a number of fields. Positive social effects arise as the site is large enough to provide a significant amount of affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Positive social effects as the site is accessible to a play area/amenity open space/outdoor sports and is large enough to accommodate a new facility and help meet a local shortfall. There is also the potential for mixed use development incorporating community facilities. The site has some accessibility to local services but this is poor to rail services, secondary school, employment, shopping and GP facilities. The local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity have been identified but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Significant adverse environmental impacts have been identified with limited or no capacity for the landscape to accommodate development or mitigate impacts, likely harm to the significance of a heritage asset and negative impacts on local distinctiveness.

Recommendation: Not to allocate.

Table 7.52 Site H86

Site Ref: H87 (Housing): Land adjacent to Knox Saw Mills, Knox Lane, Harrogate										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R	R		Some accessibility to local services but poor accessibility to rail services, secondary school, GP, shops and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	N	?	O	O			Some potential adverse effects but mitigation should be possible. May result in loss of woodland or trees- mitigation possible. The site is large enough to incorporate new natural green space and add to green infrastructure. No public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			The site is unlikely to contain any contaminated land. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Some adverse effects on watercourses. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues but mitigation should be possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							The site is not within 400m of a bus stop but there may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of a heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site lies to the south of Knox Lane, adjacent to the site of Knox Saw Mills, and comprises two fields. Positive social effects arise as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects arise from access to bus services, primary school, a play area/amenity open space/outdoor sports and that the site is large enough to meet recreation needs of the area.										

Site Ref: H87 (Housing): Land adjacent to Knox Saw Mills, Knox Lane, Harrogate

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

Recommendation: Not to allocate.

Table 7.53 Site H87

Knaresborough Sites

7.5 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Knaresborough Sites	
Site references	Reason for site rejection
K2, K15, K20, K27, K28, K29, K33, K34, K36, K39	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
K1, K5, K8, K9, K10, K11, K12, K16, K19, K26	These sites were rejected because they are within the Green Belt.
K6, K14	The site should remain in employment use
K30	Site should be retained in its existing use as a car park
K7	Site should remain in use as playing fields
K35	The site is not well related to existing built form with the A658 acting as a significant barrier

Table 7.54 Knaresborough Sites

7.6 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Site Ref: K1 (Housing): Land adjacent to Belmont Close, Knaresborough									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	LG		Poor accessibility to local services except major areas of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	O		Some potential adverse effects on biodiversity but easy to mitigate. Need not lead to loss of woodland or trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - characteristics vulnerable to change. Medium/low landscape capacity - not able to accommodate scale of development and mitigation opportunities limited.

Site Ref: K1 (Housing): Land adjacent to Belmont Close, Knaresborough								
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Slight effects of additional surface water. Negative effects: Loss of greenfield site. Would involve the loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe routes for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land which is 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness and mitigation opportunities
15. Good quality employment opportunities available to all	na	na						Site only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will encourage investment and support local business expansion.
Summary: The site is located in Green Belt. The site has poor walking accessibility to local services and there is likely to be an adverse impact on the local primary school. There is limited or no capacity to accommodate this scale of development and contribute to local distinctiveness and development would result in the loss of a green field site which is grade 3 agricultural land.								
Recommendation: Not to allocate.								

Table 7.55 Site K1

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

Site Ref: K2 (Housing): Land adjoining Priory Farmhouse, Knaresborough

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

Recommendation: Not to allocate.

Table 7.56 Site K2

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

Site Ref: K5 (Mixed use): Riverside Farm, Thistle Hill, Knaresborough

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

Recommendation: Not to allocate.

Table 7.57 Site K5

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

Site Ref: K6 (Housing): Land off Hambleton Grove, Knaresborough

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

Recommendation: Not to allocate.

Table 7.58 Site K6

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

Site Ref: K7 (Housing): Land north of Stockwell Lane, Knaresborough

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

Recommendation: Not to allocate.

Table 7.59 Site K7

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

Site Ref: K10 (Housing): Field to rear of Ashlea and Jade Rise, Thistle Hill, Knaresborough

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

Recommendation: Not to allocate.

Table 7.60 Site K10

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

Site Ref: K11 (Housing): Field to rear of Dunoon, Thistle Hill, Knaresborough

Recommendation: Not to allocate.

Table 7.61 Site K11

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

Site Ref: K12 (Housing): Land to the east of Thistle Hill, Knaresborough

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

Recommendation: Not to allocate.

Table 7.62 Site K12

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

Site Ref: K14 (Mixed use): Trelleborg Factory, Halfpenny Lane, Knaresborough

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

Recommendation: Not to allocate.

Table 7.63 Site K14

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

Site Ref: K15 (Housing): Land north of Hay a Park Lane, Knaresborough

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

Recommendation: Not to allocate.

Table 7.64 Site K15

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

Site Ref: K16 (Housing): Land south of Forest Moor Road, Knaresborough

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

Recommendation: Not to allocate.

Table 7.65 Site K16

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

Site Ref: K19 (Housing): Land south of Forest Moor Road, Knaresborough

expansion. Some potential adverse effects on biodiversity and local distinctiveness have been identified but these can be mitigated. However, there would be negative environmental effects from the adverse effects on the landscape, which is of high sensitivity not able to accommodate the scale of development, the loss of Grade 3 agricultural land and likely to impact on air quality.

Recommendation: Not to allocate.

Table 7.66 Site K19

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

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

Table 7.67 Site K20

Site Ref: K26 (Housing): Land at OS Field 1748, Thistle Hill, Knarsborough									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size allows for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	Y		Some accessibility to local services but poor access to rail services, primary school, secondary school, GP surgery and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	R		Some potential adverse effects on biodiversity - substantial mitigation required. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity - limited or no capacity to accommodate scale of development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality objectives. Some adverse effects of additional surface water - mitigation possible. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N			No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land. Loss of Grade 1, 2 or 3 agricultural land
13. Protect and enhance the historic environment.	N								There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	N		Demolition of buildings required.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field used for grazing to the east of Thistle Hill. There are positive social effects in that the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also accessible to a play area/amenity open space/outdoor sports, can meet the recreational needs of the area and has some accessibility to local services but this is poor to rail services, primary and secondary schools, GP and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Connections to existing cycle and pedestrian routes can be made. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation. Development would involve the loss of Grade 3 agricultural land and the landscape, which is of high sensitivity, would have limited or no capacity to accommodate the scale of development proposed.</p>									

Site Ref: K26 (Housing): Land at OS Field 1748, Thistle Hill, Knarsborough

Recommendation: Not to allocate.

Table 7.68 Site K26

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

Site Ref: K27 (Housing): Land to the east of Boroughbridge Road, Knaresborough

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

Recommendation: Not to allocate.

Table 7.69 Site K27

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

Site Ref: K28 (Housing): Land at Highfield, Ripley Road, Knaresborough

of the area and has some accessibility to local services but this is poor to rail services, primary and secondary schools, GP and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified, which can be mitigated although the site has poor connectivity to cycle routes and pedestrian access. Some potential adverse effects on biodiversity have been identified which would require substantial mitigation. There would be negative environmental effects arising from the the loss of Grade 3 agricultural land, the negative impact on local distinctiveness, potential impact on air quality and the landscape, which is of medium sensitivity, would have limited or no capacity to accommodate the scale of development proposed.

Recommendation: Not to allocate.

Table 7.70 Site K28

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

Site Ref: K29 (Gypsy and Traveller site): Merryvale Stud, Cass Lane, Knaresborough

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

Recommendation: Not to allocate.

Table 7.71 Site K29

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

Table 7.72 Site K30

Site Ref: K33 (Mixed use): Thistle Hill, Knaresborough									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	Y	Poor accessibility to local services: but some accessibility to a bus route offering a good quality bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R		Some adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland or trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Landscape sensitivity: high Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	N		Potential to have an impact on air quality. Some adverse effects on nearby water courses - mitigation possible. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield. 50% or more Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	O	N		Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	ná	DG						Bus stop not within 400m . Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	R	DG		Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	DG	DG							Mixed use scheme including housing and employment. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.
<p>Summary: The site is located at Thistle Hill. There are positive social effects as the site is large enough to provide a significant amount of affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports, and can meet the recreation needs of the area. There are negative social effects as the local primary school is at or near capacity and likely to require expansion. Some negative environmental effects arise in relation to biodiversity but mitigation should be possible, and the site is large enough to incorporate new natural green space and add to green infrastructure. Negative landscape impacts are identified with few if any opportunities and very adverse effects on nearby water courses with mitigation unlikely. Further negative impacts relate to the likely harm to the significance of a heritage asset and adverse impact on local distinctiveness.</p>									

Site Ref: K33 (Mixed use): Thistle Hill, Knaresborough

Recommendation: Not to allocate.

Table 7.73 Site K33

Site Ref: K34 (Employment): Land to the east of St James Business Park, Knaresborough								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Proposed for employment.
2. Conditions and services to engender good health.	n/a							Proposed for employment.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	LG	Poor accessibility to local services: but access to good bus service and major employment area.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R	Some adverse effects on biodiversity - mitigation should be possible. Loss of woodland/trees impact cannot be fully mitigated. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Landscape sensitivity: high Landscape capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	O	R	?	R	Y	R	The site is unlikely to contain any contaminated land. Potential to have an impact on air quality. Very adverse effects on nearby watercourses - mitigation unlikely. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield. 50% or more grade 3 agricultural land. Close to major road - A658.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N		Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	O					Bus stop not within 400m. 50% or more within flood zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	DG						Site suitable for employment use. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will encourage investment and support local business expansion.
Summary: Located to the East of St James Business Park and adjacent to the River Nidd. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Very adverse effects on nearby water courses have been identified where mitigation is considered to be unlikely. Further significant negative environmental impacts relate to landscape impacts and impact on local distinctiveness.								

Site Ref: K34 (Employment): Land to the east of St James Business Park, Knaresborough

Recommendation: Not to allocate.

Table 7.74 Site K34

Site Ref: K35 (Employment): Land adjacent to roundabout at B6164 and A658, Knaresborough									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	nā	nā							Proposed for employment.
2. Conditions and services to engender good health.	nā								Proposed for employment.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	nā								Proposed for employment.
5. Culture, leisure and recreation activities available to all.	nā	N							Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	Y	LG		Some accessibility to local services: but poor accessibility to rail, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	O	O		N	?	O	O		Some adverse effects on biodiversity - mitigation should be possible. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Medium/low capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R		The site is unlikely to contain any contaminated land. No impact on air quality. Some adverse effects on water courses but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield. 50% or more grade 3 agricultural land. Close to major road - A658.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N		Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements etc does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	nā	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	nā	nā	nā	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	LG	DG							Site suitable for employment use. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will encourage investment and support local business expansion.
Summary: The site is adjacent to the roundabout at the B6164 and A658. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. The site is within walking distance of a bus stop with a bus frequency which enables commuting to work. Significant transport and/or accessibility problems have been identified and mitigation is possible but the site suffers from severance and there is poor provision for pedestrians and cyclists. Some potential adverse environmental effects in relation to biodiversity but mitigation should be possible. Further adverse effects are identified in relation to landscape, harm to the significance of a heritage asset and local distinctiveness and whilst there are opportunities for mitigation these are more limited in relation to landscape impacts.									

Site Ref: K35 (Employment): Land adjacent to roundabout at B6164 and A658, Knaresborough

Recommendation: Not to allocate

Table 7.75 Site K35

Site Ref: K36 (Housing): Land west of Abbey Road, Knaresborough									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	DG	O	Y	O	Y	LG		Good accessibility to local services especially a good bus service and rail station.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O		N	?	R	R		Some adverse effects on biodiversity - mitigation should be possible. Likely to result in loss of woodland/trees - full mitigation not possible. Environment Agency - impacts cannot be predicted at this stage. Landscape sensitivity: high Landscape capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	R	?	R	n/a	N		The site is unlikely to contain any contaminated land. No impact on air quality. Very adverse effects on nearby watercourses - mitigation unlikely. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes- no prospect of improvement. Lack of pavements etc does not encourage pedestrian access. Significant barrier to accessibility
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	O						Bus stop within 400m. 50% or more in flood zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would not involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.
Summary: The site is located between Abbey Road and the River Nidd. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports, can meet the recreation needs of the area and has good accessibility to local services, in particular a good bus service and a rail station. There are negative social effects as the local primary school is at or near capacity and likely to require expansion and a significant barrier to accessibility exists with poor provision for cyclists and pedestrians. Significant negative environmental effects are identified with limited or no landscape capacity and very adverse effects on nearby water courses with mitigation unlikely. Further negative impacts relate to the likely harm to the significance of a heritage asset and adverse impact on local distinctiveness.									
Recommendation: Not to allocate									

Table 7.76 Site K36

Site Ref: K38 (Housing): Land adjacent to Rose Cottage, Thistle Hill, Knaresborough									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	LG		Poor accessibility to local services: but accessible to a good bus service and major employment area.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	R		Some potential effects but can be mitigated. Need not result in the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity; not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N		The site is unlikely to contain any contaminated land. Unlikely to impact on air quality. Neutral or slight effects on water courses. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% green field site. 50% or more Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N			No transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Convenient and safe pedestrian routes. Severance not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.
<p>Summary: The site is located in green belt on land adjacent to Rose cottage, Thistle Hill. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports. The site has limited accessibility to local services but is accessible to a bus service and major employment area. The local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity but these can be mitigated. Negative impacts identified for landscape impact with limited opportunities for mitigation. Further adverse effects for historic environment and local distinctiveness but some opportunities exist for mitigation.</p>									
<p>Recommendation: Not to allocate</p>									

Table 7.77 Site K38

Site Ref: K39 (Housing): Land adjacent to West View, Thistle Hill, Knaresborough								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	LG	Poor accessibility to local services: but access to good bus service and major employment area.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R		N	?	O	R	Some potential effects but can be mitigated. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity; not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	The site is unlikely to contain any contaminated land. Unlikely to impact on air quality. Some adverse effects on water courses but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% green field site. 50% or more Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	O	N		Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	ná	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	ná	ná						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: The site is located in green belt on land adjacent to West View Thistle Hill. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports. The site has limited accessibility to local services but is accessible to a bus service and major employment area. The local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity with significant adverse effects resulting from the loss of important trees/woodland. Negative impacts identified for landscape impact with limited opportunities for mitigation. Further adverse effects for historic environment and local distinctiveness but some opportunities exist for mitigation.								

Site Ref: K39 (Housing): Land adjacent to West View, Thistle Hill, Knaresborough

Recommendation: Not to allocate

Table 7.78 Site K39

Ripon Sites

7.7 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Ripon Sites	
Site references	Reason for site rejection
R4, R9, R15, R19, R20, R28, R31	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
R3, R32	Site not well related to the existing pattern of development
R16, R17, R18	The site is not well related to the existing pattern of development and is severed from the city by the Ripon By-pass
R10	The site should remain in employment use
R21	Part of the site now has permission for residential use
R26	The site now has planning permission for the siting of caravans.
R12	The site now has planning permission for residential use
R7	This site has been identified as Local Greenspace within the Ripon neighbourhood plan
R2	The site should remain as a sporting facility
R13	This site lies within the Gypsum area and other sites outside of this area to the west have been identified
R14	Small site outside the development limit that is not well related to the existing built form.

Table 7.79 Ripon Sites

7.8 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Site Ref: R3 (Housing): Land to the rear of Kilburn, Littlethorpe Road, Ripon								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Opportunity to meet recreation needs of the city in addition to its own needs.
6. Local needs met locally.	R	R	R	R	R	R	LG	Poor accessibility to local services: but is within walking distance of a major employment site.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.

Site Ref: R3 (Housing): Land to the rear of Kilburn, Littlethorpe Road, Ripon								
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	Y	LG	Some potential adverse effects but mitigation should be possible. May result in loss of woodland or trees but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Medium sensitivity/high medium capacity: minor impacts but can be mitigated. Environment Agency- impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: No impact on air quality. Some adverse effects of additional surface water but can be mitigated. Negative effects: Greenfield site. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N		Some transport and accessibility related problems including cumulative impacts but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Separated from Ripon by the A61 Ripon bypass which creates a significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG					Bus stop not within 400m.Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources, and increase energy and water consumption and waste.Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N							No impact on historic environment.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	N	Demolition of buildings would be required.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: Located on the edge of Ripon and separated from the city by the A61 Ripon by pass. There are no environmental effects which are not capable of mitigation. The provision of affordable housing, the ability to provide for wider recreation needs in addition to its own, and the availability of space in the local school are positive social effects. However these need to be balanced by the poor accessibility of the site, its severance from Ripon and poor facilities for walking and cycling. Economic benefits are derived from the provision of affordable housing.								
Recommendation: Not to allocate.								

Table 7.80 Site R3

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

Site Ref: R4 (Mixed Use): Land at Tanglewood, Hutton Bank, Ripon

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

Recommendation: Not to allocate.

Table 7.81 Site R4

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

Site Ref: R7 (Housing): Land off Tower Road and North Street, Ripon

Recommendation: Not to allocate.

Table 7.82 Site R7

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

Site Ref: R9 (Housing): Land to the rear of the cricket ground, Studley Road, Ripon

Recommendation: Not to allocate.

Table 7.83 Site R9

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

Site Ref: R10 (Housing): Land at Hutton Bank, Ripon

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

Recommendation: Not to allocate.

Table 7.84 Site R10

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

Site Ref: R12 (Housing): Former Police Station, Tower Road, Ripon

Recommendation: Not to allocate

Table 7.85 Site R12

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

Site Ref: R13 (Housing): Land at Snow Close Farm, Ripon

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

Recommendation: Not to allocate

Table 7.86 Site R13

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

Site Ref: R14 (Housing): Land south of Hutton Bank, Ripon

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

Recommendation: Not to allocate

Table 7.87 Site R14

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

Site Ref: R15 (Mixed Use): Land adjacent to Kirkby Road, Ripon

Recommendation: Not to allocate

Table 7.88 Site R15

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

Site Ref: R16 (Mixed Use): Land south of bypass, Ripon

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

Recommendation: Not to allocate

Table 7.89 Site R16

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

Site Ref: R17 (Mixed Use): Land at Bellwood Farm, Ripon

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

Recommendation: Not to allocate

Table 7.90 Site R17

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

Site Ref: R18 (Housing); Bellwood Farm, Ripon

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

Recommendation: Not to allocate

Table 7.91 Site R18

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

Site Ref: R19 (Mixed Use): Land to the east of bypass, Ripon

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

Recommendation: Not to allocate

Table 7.92 Site R19

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

Site Ref: R20 (Mixed Use): Land adjacent to The Beeches, Ripon

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

Recommendation: Not to allocate

Table 7.93 Site R20

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

Site Ref: R21 (Mixed Use): Land at Rotary Way, Ripon

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

Recommendation: Not to allocate

Table 7.94 Site R21

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

Site Ref: R26 (Housing): Auction Mart, Ripon

primary school which may need expansion. There are also some adverse effects on the natural and built environment in relation to the loss of trees and impact on local distinctiveness but these can be mitigated. Further positive environmental effects arise from the development of a brownfield site which is currently visually unattractive and positive economic effects are realised by the provision of affordable housing which will help support local businesses.

Recommendation:Not to allocate

Table 7.95 Site R26

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

Site Ref: R28 (Housing): Land at Little Studley Road, Ripon

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

Recommendation:Not to allocate

Table 7.96 Site R28

Site Ref: R31 (Housing): Land off Bishopton Lane, Ripon								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	Y	O	R	Y	Some accessibility to local services: poor accessibility to bus and rail services and local shops.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O		LG	?	R	R	Some adverse effects on biodiversity - mitigation should be possible. Loss of woodland/trees impact cannot be fully mitigated. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development/mitigate.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	No impact on air quality. Some adverse effects on water courses but can be mitigated. Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield site. Loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N		Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: The site is located off Bishopton Lane. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports facility and can meet the recreation needs of the area. The site is accessible to primary and secondary schools, GP, and employment but the primary school is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity but mitigation should be possible. Adverse effects have been identified in relation to landscape with limited or no capacity to accommodate development and mitigate impacts. There are further negative environmental effects in relation to harm to significance of a heritage asset and impact on local distinctiveness.								

Site Ref: R31 (Housing): Land off Bishopton Lane, Ripon

Recommendation: Not to allocate.

Table 7.97 Site R31

Site Ref: R32 (Employment): Land to the east of the bypass, Ripon									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	ná	ná							Proposed for employment.
2. Conditions and services to engender good health.	ná								Proposed for employment.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	ná								Proposed for employment.
5. Culture, leisure and recreation activities available to all.	ná	N							Proposed for employment. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	O	R	LG		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment area.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Proposed for employment.
8. Biodiversity and importance of the natural environment.	O	Y		LG	?	O	O		Some potential adverse effects on biodiversity - mitigation should be possible. May result in loss of woodland or trees - mitigation possible. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage High/ medium landscape sensitivity. Medium/ low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road - the A61 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	O	O	R	N			Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	ná	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	DG							Site suitable for employment use. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will encourage investment and support local business expansion.
Summary: Located to the east of Ripon by pass and Rotary Way. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. The site is within walking distance of a bus stop with a bus frequency which enables commuting to work. Potential adverse environmental effects on biodiversity, landscape and heritage assets have been identified but mitigation should be possible. Significant transport and/or accessibility/cumulative impacts have been identified requiring substantial new infrastructure. There is also a significant barrier to accessibility, poor connectivity to cycling routes and some pedestrian access and safety issues.									

Site Ref: R32 (Employment): Land to the east of the bypass, Ripon

Recommendation: Not to allocate.

Table 7.98 Site R32

Boroughbridge Sites

7.9 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Boroughbridge Sites	
Site references	Reason for site rejection
B3, B6, B14	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
B8	A large part of the site lies in Flood Zones 2 and 3
B20	Site not well related to the existing pattern of development and no direct connection to the highway or way in through adjoining industrial site
B15	The site should remain in employment use

Table 7.99 Boroughbridge Sites

7.10 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Site Ref: B3 (Housing): Land at Roecliffe Lane, Boroughbridge									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	O	O	Y	Y		Good accessibility to local services, but poor accessibility to rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	Y	Y		Some potential adverse effects on biodiversity - substantial mitigation required. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity - characteristics susceptible to change. Medium landscape capacity - able to accommodate some development with mitigation in parts.

Site Ref: B3 (Housing): Land at Roecliffe Lane, Boroughbridge								
9. Minimal pollution levels.	N	DG	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality objectives. Some adverse effects of additional surface water that can be overcome with mitigation. Negative effects: Loss of greenfield site. Would involve the loss of Grade 1, 2 or 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N		Some transport and/or accessibility problems addressed through developer funded mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues - mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG					Bus stop not within 400m. 50% of site is within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to have effect on significance of heritage asset and not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	DG						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will encourage investment and support local business expansion.
<p>Summary: The site lies on the western edge of Boroughbridge. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has good accessibility to local services although this is poor to rail services and the local primary school is likely to require expansion. Some transport/accessibility issues have been identified but these can be mitigated through developer contributions. Some potential adverse effects on biodiversity have been identified and would require substantial mitigation and the landscape has the capacity to accommodate some development with mitigation. There would be negative environmental effects through the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and the likely effect on the significance of a heritage asset is not capable of mitigation.</p> <p>Recommendation: Not to allocate.</p>								

Table 7.100 Site B3

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

Site Ref: B6 (Housing): Land at Back Lane, Langthorpe

Recommendation: Not to allocate.

Table 7.101 Site B6

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

Site Ref: B8 (Housing): Land at Skelton Lane, Langthorpe

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

Recommendation: Not to allocate.

Table 7.102 Site B8

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

Site Ref: B14 (Housing): Northern section Three Arrows field, Boroughbridge

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

Recommendation: Not to allocate.

Table 7.103 Site B14

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

Site Ref: B15 (Housing): Land north of Milby Cut, Boroughbridge

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

Recommendation: Not to allocate.

Table 7.104 Site B15

Site Ref: B20 (Mixed Use): Land west of Ashdown Lodge, Boroughbridge								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new/play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	LG	Poor accessibility to local services but good access to employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	Y	Y	Some potential adverse effects on biodiversity - mitigation may be possible. May result in loss of woodland/ trees - mitigation possible. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium landscape capacity to accommodate development proposed - can be mitigated in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road - the A1(M) lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	R	R	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes with no prospect of improvement. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility making car use more attractive.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG					Bus stop not within 400m with potential for improvement. 50% or more within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG	Mixed use development could be accommodated on the site.
15. Good quality employment opportunities available to all	DG	?						Mixed use scheme including housing and employment land.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: Located to the west of Ashdown Lodge. There are positive social effects as the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports, can meet the recreation needs of the area, and is large enough to accommodate a new facility. There are negative social effects with poor accessibility to local services but the site is accessible to a major employment site and could include mixed use development. Some potential negative effects on biodiversity but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. There are some adverse effects on the landscape which can only be mitigated in part. A significant barrier to accessibility has been identified and there is poor connectivity to cycling routes with no prospect of improvement and poor facilities for pedestrians.								

Site Ref: B20 (Mixed Use): Land west of Ashdown Lodge, Boroughbridge

Recommendation: Not to allocate.

Table 7.105 Site B20

Masham Sites

7.11 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Masham Sites	
Site references	Reason for site rejection
M2, M3, M5, M6, M7, M12	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
M14	The site lies within the development limit and could come forward under policies within the plan. Part of the site has a history of flooding.
M1	The site should remain in use as allotments
M4	Most of this site comprises M13

Table 7.106 Masham Sites

7.12 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Site Ref: M1 (Housing): Allotments at Leyburn Road, Masham									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG	O							Accessible to play area/amenity open space/outdoor sports. Would affect existing play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R							Can meet recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	LG	Y	LG		Some accessibility to local services: but poor accessibility to rail services and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O		Some potential adverse effects but substantial mitigation should enable development. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.

Site Ref: M1 (Housing): Allotments at Leyburn Road, Masham								
9. Minimal pollution levels.	N	DG	R	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Very adverse effects on watercourses - mitigation unlikely. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	DG	O	O		N	Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage Well served by existing new cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	R					Bus stop not within 400m. 50% or more within Flood Zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A green field site on the south western edge of the town comprising parts of two agricultural fields. Positive social effects relate to the provision of affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the local primary school being at or near capacity and may require expansion and there is limited accessibility to local services. Environmental effects can be mitigated but will be more difficult in relation to landscape, but there are very adverse effects on water courses which are unlikely to be mitigated. The site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness there are opportunities for mitigation and improvement, but development will lead to the loss of Grade 3 agricultural land. Transport and accessibility issues can also be mitigated. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.107 Site M1

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

Site Ref: M2 (Housing): Land at Leyburn Road, Masham

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

Recommendation: Not to allocate.

Table 7.108 Site M2

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

Site Ref: M3 (Housing): Land to the south of Swinton Road, Masham

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

Recommendation: Not to allocate.

Table 7.109 Site M3

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

Site Ref: M4 (Housing): Land at Thorpe Road, Masham

Recommendation: Not to allocate.

Table 7.110 Site M4

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

Site Ref: M5 (Housing): King's Head Farm, Masham

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

Recommendation: Not to allocate.

Table 7.111 Site M5

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

Site Ref: M6 (Housing): Land south-east of King's Head Farm, Masham

Recommendation: Not to allocate.

Table 7.112 Site M6

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

Site Ref: M7 (Housing): Land east of King's Head Farm, Masham

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

Recommendation: Not to allocate.

Table 7.113 Site M7

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

Site Ref: M12 (Housing): Land at Fearby Road, Masham

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

Recommendation: Not to allocate.

Table 7.114 Site M12

Site Ref: M14 (Housing): Auction Mart, Masham								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size capable of delivering. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	LG	Y	LG	Good accessibility to local services but poor accessibility to bus and rail service and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	Y	Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium/ low landscape sensitivity. Medium landscape capacity to accommodate development proposed - can be mitigated in part.
9. Minimal pollution levels.	DG	DG	O	?	LG	n/a	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean up contaminated land. Unlikely to impact on air quality. Utilises brown field land. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N	Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	R					Bus stop not within 400m 50% or more within flood zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: This is the site of the former auction mart on Leyburn Road. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects exist as the site is accessible to a play area/amenity open space/outdoor sports, can meet the recreation needs of the area and has generally good accessibility to local services. Negative effects occur as the local primary school is at or near capacity and likely to require expansion. Some adverse impacts on biodiversity which are relatively easy to mitigate, and on landscape where mitigation in part is possible. Development would utilise brown field land. Likely harm to the significance of a heritage asset and to local distinctiveness have been identified but these impacts can be mitigated. Significant negative effects occur as most of the site is within Flood Zone 3.								

Site Ref: M14 (Housing): Auction Mart, Masham

Recommendation: Draft allocation.

Table 7.115 Site M14

Pateley Bridge Sites

7.13 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Pateley Bridge Sites	
Site references	Reason for site rejection
P2, P4, P6	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
P12	The SFRA 2017 identifies that the site is at significant risk from surface water flooding and that the site should not be allocated

Table 7.116 Pateley Bridge

7.14 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Site Ref: P2 (Housing): Land south of Ashfield Court, Pateley Bridge									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG							Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area. Shortage in the area identified and the site is large enough to accommodate a new sports facility.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area
6. Local needs met locally.	DG	R	O	Y	O	R	R		Poor accessibility to local services: but good accessibility to bus services, primary school, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	R		Some potential adverse effects but mitigation should be possible. Likely to result in the loss of ancient woodland, aged or veteran trees or trees protected by TPO. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. 100% greenfield land Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: P2 (Housing): Land south of Ashfield Court, Pateley Bridge								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create new cycle routes. Convenient and safe pedestrian routes. Severance is not an issue.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG				Bus stop not within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	R						Likely to result in harm to significance of heritage asset.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site includes fields in agricultural use and lies on the western edge of Pateley Bridge. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and is large enough to incorporate the provision of on-site open space. The site has good accessibility to local services but this is poor to rail services, employment and shopping facilities. The local primary school is also at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and links to existing pedestrian routes and new cycle routes can be made. Some potential impacts on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of protected trees, the negative impact on local distinctiveness and the historic environment and the high landscape sensitivity which cannot accommodate development.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.117 Site P2

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

Site Ref: P4 (Housing): Land off Church Lane, Pateley Bridge

Recommendation: Not to allocate.

Table 7.118 Site P4

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

Site Ref: P6 (Housing): Land opposite Nidderdale High School, Pateley Bridge

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

Recommendation: Not to allocate.

Table 7.119 Site P6

Site Ref: P12 (Housing): The Coal Yard, Pateley Bridge									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size capable of delivering All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	O	DG	Y	R		Good accessibility to local services but poor accessibility to rail service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	LG		Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in the loss of woodland or trees. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. High/medium landscape capacity to accommodate development proposed with mitigation.
9. Minimal pollution levels.	DG	DG	Y	?	DG	n/a	N		Clean up contaminated land. Unlikely to impact on air quality. No adverse effect on surface water and watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brown field land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	DG	DG		N		Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Convenient and safe pedestrian routes to access local services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	R						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	LG								Positive effect on significance of a non-designated heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N		Site redevelopment enables regeneration of a visually unattractive area. Demolition of buildings would be required. Site redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	R	R							Loss of employment site accessible by public transport.
16. Conditions for business success, economic growth and investment	R								Existing business on site will be displaced.

Site Ref: P12 (Housing): The Coal Yard, Pateley Bridge

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

Recommendation: Not to allocate. The Strategic Flood Risk Assessment Addendum 2017 identifies that the site is at significant risk from surface water flooding and recommends that withdrawal is considered.

Table 7.120 Site P12

Villages A - B

7.15 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Arkendale Sites	
Site references	Reason for site rejection
AR1, AR2, AR3, AR4	Arkendale has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.121 Arkendale Sites

7.16 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Arkendale

Site Ref: AR1 (Housing): Land west of Long Acre, Moor Lane, Arkendale									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	O		Some potential adverse effects but mitigation should enable development. Need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: AR1 (Housing): Land west of Long Acre, Moor Lane, Arkendale								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG				Bus stop not within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field and lies on the western edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to all services and the local primary school is also at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of grade 3 agricultural land, the negative impact on local distinctiveness and the high/medium landscape sensitivity which cannot accommodate development.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.122 Site AR1

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

Site Ref: AR2 (Housing): Land to the south of Reins, Arkendale

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

Recommendation: Not to allocate.

Table 7.123 Site AR2

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

Site Ref: AR3 (Housing): Land off West Field Lane, Arkendale

Recommendation: Not to allocate.

Table 7.124 Site AR3

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

Site Ref: AR4 (Housing): Land to the west of Moor Lane, Arkendale

pedestrians. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. The site has poor accessibility to local services although is close to an existing bus stop.

Recommendation: Not to allocate.

Table 7.125 Site AR4

Askwith

7.17 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Askwith Sites	
Site references	Reason for site rejection
AS1, AS2, AS3, AS4, AS5	Askwith lies within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.

Table 7.126 Askwith Sites

7.18 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: AS1 (Housing): Land south of Askwith Primary School									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R		Poor accessibility to local services, but access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	R		Some potential adverse effects on biodiversity but substantial mitigation should enable development. Need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: area has limited or no capacity to accommodating development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: AS1 (Housing): Land south of Askwith Primary School								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG				Bus stop not within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site is a field adjoining the primary school in the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to all services, except the primary school which is likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the high landscape sensitivity which cannot accommodate development.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.127 Site AS1

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

Site Ref: AS2 (Housing): Lane Top Farm, Askwith

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

Recommendation: Not to allocate.

Table 7.128 Site AS2

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

Site Ref: (Housing): Askwith Nurseries, Askwith

Summary: The eastern part of the site is grassed and the western part of the site contains a number of buildings associated with the plant nursery. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to services except the primary school which is likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. No impacts on biodiversity have been identified and those on the historic environment and local distinctiveness are capable of mitigation. The landscape also has the capacity to accommodate development with appropriate mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and protected trees.

Recommendation: Not to allocate.

Table 7.129 Site AS3

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

Site Ref: AS4 (Housing): Land at Rose Bank Farm and Ibbotson Farm, Askwith

Summary: The site comprises buildings associated with two farms. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There are negative social effects from the poor accessibility to services except the primary school which is likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling and pedestrian links is poor. Some adverse impacts on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation. There would also be positive impacts from the conversion of existing buildings and the landscape has the capacity to accommodate development with appropriate mitigation.

Recommendation: Not to allocate.

Table 7.130 Site AS4

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

Site Ref: AS5 (Housing): Land to the south of Main Street, Askwith

Recommendation: Not to allocate.

Table 7.131 Site AS5

Beckwithshaw

7.19 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Beckwithshaw Sites	
Site references	Reason for site rejection
BK2	This site was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology. In addition the site is not well related to the existing pattern of development and part of it lies within the Green Belt
BK3	This site was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology.

Table 7.132 Beckwithshaw Sites

7.20 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: BK2 (Housing): Land and buildings at Low House Farm, Beckwithshaw									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R						Provision of affordable housing will help reduce social isolation. Potential for mixed uses including community uses. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	O	Poor accessibility to local services but good accessibility to employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R		Significant adverse effects on biodiversity Likely to result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: area limited or no capacity to accommodate development with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N		Positive effects: Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: BK2 (Housing): Land and buildings at Low House Farm, Beckwithshaw								
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N	Significant transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage Poor provision for cyclists. Pedestrian access to services not encouraged by lack of pavements. Significant barrier to accessibility	
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG				Bus stop not within 400m. 50% or more of site within Flood Zone 1	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	R						Development will harm significance of heritage asset which is not capable of mitigation	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	DG	Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a large irregular shaped area of agricultural land within which there are a number of farmsteads separated from any settlement. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and is large enough to meet the recreational needs of the area. There are negative social effects from the poor accessibility to all services, except employment and the primary school is likely to require expansion. Significant transport/accessibility problems have been identified and existing provision for cycling and pedestrian links is poor. Significant adverse impacts on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness, harm to the historic environment, significant adverse impacts on biodiversity, the high landscape sensitivity which cannot accommodate development and potential impact on air quality.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.133 Site BK2

Site Ref: BK3 (Housing): Land at Vicarage Field, Beckwithshaw								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size capable of delivering All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R	Poor accessibility to local services but good access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	R	Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road - the B6162 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N		Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: The site is located to the north of Beckwithshaw at the junction of B6162 Otley Road and B6161 Beckwithshaw. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects arise from the local primary school being at or near capacity and likely to require expansion. Further negative effects are identified as the site has poor accessibility to local services with the exception of the local primary school. Some potential adverse effects on biodiversity arise but mitigation is								

Site Ref: BK3 (Housing): Land at Vicarage Field, Beckwithshaw

possible and site development need not result in the loss of trees and is large enough to incorporate new natural green space and add to green infrastructure. Negative landscape impacts are identified with few if any opportunities for mitigation. Further negative impacts on local distinctiveness and harm to the significance of a heritage asset but mitigation is possible. Significant transport and/or accessibility problems are identified although mitigation is possible. There is poor connectivity to cycle routes and some pedestrian access and safety issues.

Recommendation: Not to allocate.

Table 7.134 Site BK3

Bickerton

7.21 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Bickerton Sites	
Site references	Reason for site rejection
BC1, BC2	Bickerton does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.135 Bickerton Sites

7.22 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: BC1 (Housing): Land at Tom Cat Lane, Bickerton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Adverse impact on local schools
5. Culture, leisure and recreation activities available to all.	DG								Can meet recreation needs of the area
6. Local needs met locally.	LG	R	R	R	R	R	R	R	Poor accessibility to local services except bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG		N	?	Y	Y		Some potential adverse on biodiversity effects appropriate mitigation should enable development. Need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: area able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N			No transport and/or accessibility problems. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Increased public transport provision and extension of services cannot be predicted at this stage. Severance can be overcome.

Site Ref: BC1 (Housing): Land at Tom Cat Lane, Bickerton									
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a paddock within the built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There are negative social effects from the poor accessibility to services except a bus service and the local primary school is also at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but existing provision for cycling links is poor and there are some pedestrian issues. Some adverse impacts on biodiversity, local distinctiveness and the historic environment have been identified but are capable of mitigation and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss of Grade 2 agricultural land.</p>									
<p>Recommendation: Not to allocate</p>									

Table 7.136 Site BC1

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

Site Ref: BC2 (Housing): Land off Turnpike Lane, Bickerton

Recommendation: Not to allocate

Table 7.137 Site BC2

Birstwith

7.23 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Birstwith Sites	
Site references	Reason for site rejection
BW1, BW2, BW3, BW4, BW5, BW8, BW12	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
BW6	Application refused on the site due to harm to the character and appearance of the countryside

Table 7.138 Birstwith Sites

7.24 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: BW1 (Housing): Land south of Wreaks Road, Birstwith									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area
6. Local needs met locally.	DG	R	DG	R	O	DG	R		Some accessibility to local services : but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	R		Some potential adverse effects but mitigation should be possible. May result in loss of woodland or trees protected by TPOs. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area has limited capability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R		Negative effects: Some adverse effects on watercourses. 100% greenfield. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Severance is not a problem.

Site Ref: BW1 (Housing): Land south of Wreaks Road, Birstwith								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
<p>Summary: A small site on the north western edge of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is some accessibility to local services there is poor accessibility to rail, secondary school and major employment. There are some adverse effects on the natural environment including protected trees and mitigation may be possible. There is unlikely to be negative impacts on the built environment that cannot be mitigated against. There are no transport problems however provision for cyclists is poor and there are some pedestrian issues that can be mitigated. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.139 Site BW1

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

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

Table 7.140 Site BW3

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

Site Ref: BW4 (Housing): Land south of New Road, Birstwith

Recommendation: Not to allocate

Table 7.141 Site BW4

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

Site Ref: BW5 (Housing): Land at Meg Gate, Birstwith

Recommendation: Not to allocate.

Table 7.142 Site BW5

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

Site Ref: BW6 (Housing): Land south-west of West House Farm, Birstwith

Recommendation: Not to allocate.

Table 7.143 Site BW6

Site Ref: BW12 (Housing): Land to the east of New Road, Birstwith										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new/play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	Y	R			Some accessibility to local services but poor accessibility to rail, secondary school, GP surgery and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R			Some potential adverse effects on biodiversity but mitigation should be possible. Likely to result in loss of woodland/ trees and full mitigation not possible. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	R	N				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	ná	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	ná	ná								Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site comprises part of a large agricultural field north east of Birstwith. Positive social effects have been identified as the site is large enough to provide a significant amount of affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are indicated as the site is accessible to a play area/amenity open space/outdoor sports, is large enough to accommodate a new play area and can meet the recreation needs of the area. The site has some accessibility to local services but the local primary school at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity but mitigation is possible. Negative effects are found in relation										

Site Ref: BW12 (Housing): Land to the east of New Road, Birstwith

to landscape, where there is limited or no capacity to accommodate development with few if any opportunities for mitigation, for harm to the significance of a heritage asset, and for impact on local distinctiveness. Further negative effects are indicated with significant transport and /or accessibility problems, although mitigation is possible, poor connectivity to cycle routes, some pedestrian access and safety issues and a significant barrier to accessibility.

Recommendation: Not to allocate.

Table 7.144 Site BW12

Bishop Monkton

7.25 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Bishop Monkton Sites	
Site references	Reason for site rejection
BM1, BM5, BM6	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
BM7	Site not well related to the existing pattern of development

Table 7.145 Bishop Monkton

7.26 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: BM1 (Housing): Land adjacent to Hall Farm, Bishop Monkton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R							Can meet recreation needs of the area. Contains feature of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R		Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	O		Some potential adverse effects on biodiversity but mitigation should be possible. Likely to result in the loss of ancient woodland, aged or veteran trees or trees protected by TPO. Large enough to incorporate new natural greenspace and add to green infrastructure. Affected by right of way. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: area not able to accommodate scale of development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	R	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Very adverse effects on watercourses and mitigation unlikely. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: BM1 (Housing): Land adjacent to Hall Farm, Bishop Monkton								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG				Bus stop not within 400m. 50% or more within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	R						Development will harm significance of heritage asset which is not capable of mitigation.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a long rectangular field extending from the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by cycle and pedestrian links. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and protected trees, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.146 Site BM1

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

Site Ref: BM5 (Housing): Land adjacent to Long Meadow, Bishop Monkton

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

Recommendation: Not to allocate

Table 7.147 Site BM5

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

Site Ref: BM6 (Housing): Land south of St John's Way, Bishop Monkton

Summary: The site comprises a field on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by cycle routes although there are some issues with pedestrian links. No adverse effects on biodiversity have been identified and the impact on local distinctiveness is capable of mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, harm to the historic environment and the high landscape sensitivity which has very limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.148 Site BM6

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

Site Ref: BM7 (Housing): Cascade Garden Centre, Ripon Road, Bishop Monkton

Recommendation: Not to allocate

Table 7.149 Site BM7

Bishop Thornton

7.27 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Bishop Thornton Sites	
Site references	Reason for site rejection
BT1	The site is directly opposite a large working dairy/cattle farm. This emanates significant odour, which is likely to result in amenity issues for new residents and potential issues for the effective operation of the working farm.
BT2	Development of the site would appear isolated in the open countryside.
BT3	Permission granted on part of the site.

Table 7.150 Bishop Thornton Sites

7.28 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: BT1 (Housing): Former primary school and land at Colber Lane, Bishop Thornton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	R							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R		Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Local primary school likely to have capacity
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	Y		Some potential adverse effects but mitigation should be possible. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change Medium landscape capacity: able to accommodate some of the development proposed with mitigation in part
9. Minimal pollution levels.	N	DG	O	?	O	LG	N		Unlikely to have an impact on air quality. Some adverse effects on watercourses and mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Land is approximately 1-24% previously developed land. Would not involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: BT1 (Housing): Former primary school and land at Colber Lane, Bishop Thornton								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian access and safety issues. Severance can be overcome.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG				Bus stop within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R				All development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field and school building on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are negative social effects from the poor accessibility to all services except the primary school, although this is likely to have capacity, and the site is not accessible to a play area/amenity area. No transport/accessibility problems have been identified and the site is well served by cycle links although there are some pedestrian access issues. Some adverse impacts on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation and the landscape has the capacity to accommodate some of the development proposed with mitigation.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.151 Site BT1

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

Site Ref: BT2 (Housing): Land at Colber Lane, Bishop Thornton

Recommendation: Not to allocate.

Table 7.152 Site BT2

Site Ref: BT3 (Housing): Land south of West Grove, Bishop Thornton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R							Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Large enough to meet recreational needs of the area.Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R	Poor accessibility to local services but accessible to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		LG	?	O	O	No adverse impact, potential for enhancement. Development need not result in the loss of trees/woodland. Public Right of way close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: development can be accomodated only in limited locations.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Unlikely to have an impact on air quality. Some adverse effects on watercourses and mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m.Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.

Site Ref: BT3 (Housing): Land south of West Grove, Bishop Thornton								
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A broadly rectangular and flat greenfield site on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. There are negative social effects from the poor accessibility to all services except a bus service and the local primary school which is likely to have capacity. The site is not accessible to a play area/amenity area. No transport/accessibility problems have been identified and the site is well served by cycle links although there are some pedestrian access issues. There are positive effects on biodiversity with scope for enhancement. Some negative effects are identified for the historic environment and local distinctiveness but are capable of mitigation. The landscape has the capacity to accommodate some development but in limited locations.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.153 Site BT3

Brearton

7.29 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Brearton Sites	
Site references	Reason for site rejection
BR1	Brearton has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.154 Brearton Sites

7.30 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: BR1 (Housing): Land at Abbey Garth, Brearton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size capable of delivering All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R	R		Poor accessibility to local services but access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	?	R	R			Some potential adverse effects on biodiversity - mitigation should be possible. May result in loss of woodland or trees -mitigation possible. Site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.

Site Ref: BR1 (Housing): Land at Abbey Garth, Brearton								
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N	Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG				Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
<p>Summary: The site is in open countryside and linked to Brearton on its northern boundary. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative effects occur because the site has poor accessibility to local services, with the exception of the local primary school which is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity but mitigation should be possible and positive effects arise from the site being large enough to incorporate new natural green space and add to green infrastructure. Negative landscape effects occur as there is limited or no capacity to accommodate development and few if any opportunities for mitigation. Further adverse impacts are identified for impact on local distinctiveness and harm to the significance of a heritage asset. Significant transport and/or accessibility problems are indicated but mitigation is possible and severance can be overcome, but there is poor accessibility to cycle routes and the lack of pavements does not encourage pedestrian access to services.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.155 Site BR1

Burnt Yates

7.31 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Burnt Yates Sites	
Site references	Reason for site rejection
BY2	This site was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.156 Burnt Yates Sites

7.32 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: BY2 (Housing): Land at Hark Hill, Burnt Yates									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R		Poor accessibility to local services, but access to primary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	Y	O	DG	N	?	R	R		Some potential adverse effects but mitigation should be possible. Likely to result in the loss of trees/woodland which cannot be fully mitigated. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. low landscape capacity: limited or no ability to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effect on nearby watercourses but mitigation possible. Would not involve the loss of grade 1, 2 or 3 agricultural land. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome

Site Ref: BY2 (Housing): Land at Hark Hill, Burnt Yates										
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield site but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Provides opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises parts of two fields lying to the south of the Clint Bank Business Park. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports but there are negative effects from the poor accessibility to all services except the primary school, although this is likely to have capacity. No transport/accessibility problems have been identified and the site is well served by cycle links although there are some pedestrian access issues but these can be mitigated. Some adverse impacts on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of trees and landscape impact which is of high sensitivity and with limited or no capacity to accommodate the development.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.157 Site BY2

Burton Leonard

7.33 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Burton Leonard Sites	
Site references	Reason for site rejection
BL1, BL3, BL6, BL7, BL8	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.158 Burton Leonard Sites

7.34 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: BL1 (Housing): Land at Scarah Lane, Burton Leonard										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	Y	R			Poor accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	O	LG			Significant adverse effects on biodiversity. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area capable of accommodating development with mitigation.
9. Minimal pollution levels.	N	DG	O	?	O	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. Would involve the loss of grade 2 agricultural land. Positive effects: Unlikely to have an impact on air quality. Utilises some brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N				Some transport and/or accessibility related problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Poor provision for pedestrians. Significant barrier to accessibility.

Site Ref: BL1 (Housing): Land at Scarah Lane, Burton Leonard										
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 2 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Buildings on site capable of conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: A greenfield site on the south of the village. Positive social effects are that the site is large enough to deliver significant affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. The local school is also likely to have spare capacity. There is poor accessibility to local services except primary school and local shopping, and poor provision for cyclists and pedestrians. There are significant adverse effects on the natural environment but development need not result in the loss of trees. There are likely to be effects on the built environment but these can be mitigated against and the buildings on site are capable of conversion. Negative effects arise from the loss of Grade 2 agricultural land. There is unlikely to be an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.159 Site BL1

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

Site Ref: BL3 (Housing): Land at Station Lane, Burton Leonard

Summary: The site comprises part of a larger field on the western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail, secondary school, GP and employment although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues but these can be mitigated. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.160 Site BL3

Site Ref: BL6 (Housing): Land off Church Lane, Burton Leonard								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	DG	R	Some accessibility to local services: but poor accessibility to rail, secondary school, GP and employment
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R	Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in the loss of trees/woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Positive effects: Unlikely to have an impact on air quality. Slight effect on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

Site Ref: BL6 (Housing): Land off Church Lane, Burton Leonard

Summary: The site comprises part of a larger field on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is some accessibility to local services but this is poor to rail, secondary school, GP and employment although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues but these can be mitigated. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.161 Site BL6

Site Ref: BL7 (Housing): Land adjacent to cemetery, Church Lane, Burton Leonard								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	DG	R	Some accessibility to local services: but poor accessibility to rail, secondary school, GP and employment
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but can be mitigated
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

Site Ref: BL7 (Housing): Land adjacent to cemetery, Church Lane, Burton Leonard

Summary: The site comprises a field on the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail, secondary school, GP and employment although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues but these can be mitigated. Some adverse effects on biodiversity, local distinctiveness and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.162 Site BL7

Site Ref: BL8 (Housing): Land off Copgrove Road, Burton Leonard								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	DG	R	Poor accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area has limited capability to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to have effect on significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: A greenfield site on the south of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area as well as providing new green space. The local school is also likely to have spare capacity. There is poor accessibility to local services except primary school and local shopping. There are likely to be some adverse effects on the built and natural environment which can be mitigated against. There are no transport problems and provision for pedestrians is good however provision for cyclists is poor. Development would lead to the loss of Grade 2 agricultural land however there is unlikely to be an impact on air quality. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.								

Site Ref: BL8 (Housing): Land off Copgrove Road, Burton Leonard

Recommendation: Not to allocate

Table 7.163 Site BL8

Villages C - D

7.35 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Cattal Sites	
Site references	Reason for site rejection
CA1, CA4, CA5	These sites lie within the broad location for growth for a new settlement at Green Hammerton/Cattal. The boundary, nature and form of the new settlement will be established in a separate New Settlement DPD.
CA2	This site was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.164 Cattal Sites

7.36 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Cattal

Site Ref: CA1 (Housing): Land at Station Road, Cattal									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	DG	R	R	R	R	R		Poor accessibility to local services but good accessibility to rail.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	O	O		Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed with limited opportunities for mitigation.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	R		Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: CA1 (Housing): Land at Station Road, Cattal								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	R	R	DG	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG				Bus stop not within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	Y						Unlikely to affect any elements which contribute to significance of a heritage asset.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	DG	N	Demolition of buildings would be required. Site re-development provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses
<p>Summary: The site comprises a part grassed part tarmac area used as a car parking for the adjacent public house. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative environmental effects arise from the poor accessibility to local services except rail although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues. Some adverse effects on biodiversity have been identified but are capable of mitigation and there would be a loss of Grade 3 agricultural land. Redevelopment of the site provides the opportunity for high quality design.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.165 Site CA1

Site Ref: CA2 (Housing): Land at Cattal Street, Cattal										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services .
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R	R	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	O							Bus stop not within 400m. 50% or more within Flood Zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field lying to the north of Cattal. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative effects result from the site having poor accessibility to all										

Site Ref: CA2 (Housing): Land at Cattal Street, Cattal

local services although there is likely to be spare capacity in the primary school. No transport/accessibility problems have been identified but there are poor connections to cycling routes and there are some pedestrian access issues but these can be mitigated. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.166 Site CA2

Site Ref: CA4 (New settlement): New settlement, Cattal								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new/play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Primary school not likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	O	DG		Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to create cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	LG					Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	DG	Negative impact on local distinctiveness. Mixed use can be accommodated on site.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

Site Ref: CA4 (New settlement): New settlement, Cattal

Summary: The site comprises several large parcels of land lying to the west of Kirk Hammerton. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative effects result from the site having poor accessibility to all local services although there is likely to be spare capacity in the primary school. Significant transport/accessibility problems have been identified requiring substantial mitigation there are some pedestrian access issues but the ability to create cycling routes. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is large enough to create new natural greenspace. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.167 Site CA4

Site Ref: CA5 (new/expanded settlement): New settlement, Maltkiln, near Cattal								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	LG						Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area..
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG						Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	O	R	R	R	R	R	Poor accessibility to local services but access to rail service.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	O	R	Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in loss of woodland/ trees/ potential to create new woodland. Site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	O	O	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land. A major road - the A59 and the railway line lie close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	LG		Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	ná	LG					Bus stop not within 400m but may be potential for improvement. 50% within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	R	R	DG	Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	DG	?						Mixed use development can be accommodated.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.

Site Ref: CA5 (new/expanded settlement): New settlement, Maltkiln, near Cattal

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

Recommendation: Not to allocate.

Table 7.168 Site CA5

Copgrove

7.37 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Copgrove Sites	
Site references	Reason for site rejection
CP1, CP2	Copgrove has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.169 Copgrove Sites

7.38 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: CP1 (Mixed Use): Land adjoining Jubilee Mill, Copgrove										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	O			Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian movement. Significant barrier to accessibility.

Site Ref: CP1 (Mixed Use): Land adjoining Jubilee Mill, Copgrove								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises part of a larger field lying to the west of Jubilee Mill Business Park. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services as the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there is poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.170 Site CP1

Site Ref: CP2 (Housing): Land at Copgrove										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O			Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or adjacent to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N			Significant transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian movement. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: CP2 (Housing): Land at Copgrove

Summary: The site is a large greenfield site that wraps around existing development. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services as the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there is poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.171 Site CP2

Cowthorpe

7.39 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Cowthorpe Sites	
Site references	Reason for site rejection
CW1, CW2	Cowthorpe has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.172 Cowthorpe Sites

7.40 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: CW1 (Housing): Land west of War Field Lane, Cowthorpe										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R			Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in the loss of woodland/trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: CW1 (Housing): Land west of War Field Lane, Cowthorpe							
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG				Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a					Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p>Summary: The site lies on the southern edge of the village and comprises part of a farmstead, a bungalow and fields or parts of fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services as the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there is poor cycle and pedestrian connections. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>							
<p>Recommendation: Not to allocate</p>							

Table 7.173 Site CW1

Site Ref: CW2 (Mixed Use): Land adjacent to Manor Farm, Cowthorpe										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	Y		N	?	Y	Y			Some potential adverse effects on biodiversity - mitigation should be possible. May result in loss of woodland/ trees- mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium landscape capacity to accommodate development - can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: Located to the east of Manor Farm and west of Warfield Lane this is an open field. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but can meet the recreation needs of the area. Negative social effects have been identified as the site has poor accessibility to local services and the school is at or near capacity and may require expansion. Some potential adverse effects on biodiversity occur, including loss of woodland and trees but mitigation is possible. Adverse landscape effects can only be mitigated in part and the site would lead to the loss of grade 2 agricultural land. Significant transport and/or accessibility problems identified, which mitigation can address, but there is poor accessibility to cycling routes and the lack of pavements does not encourage pedestrian access to services. Adverse environmental effects arise as a result of the likely harm to the significance of a heritage asset, but mitigation is possible. There is a negative impact on local distinctiveness.</p>										

Site Ref: CW2 (Mixed Use): Land adjacent to Manor Farm, Cowthorpe

Recommendation: Not to allocate.

Table 7.174 Site CW2

Dacre Banks

7.41 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Dacre Banks Sites	
Site references	Reason for site rejection
DB1, DB2, DB4	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.175 Dacre Banks Sites

7.42 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: DB1 (Housing): Land to the west of Dacre Banks									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	LG	DG	R		Poor accessibility to local services except bus services, GP surgery and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R		LG	?	R	R		Some potential adverse effects but mitigation should be possible. Likely to result in loss of protected trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area has limited capacity to accommodate development with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	O	LG	N		Negative effects: Some adverse effects on watercourses, potential to affect air quality Positive effects: would utilise some brownfield land, would not result in the loss of grade 1,2 or 3 agricultural land Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N			Some transport and/or accessibility problems but can be addressed. Some pedestrian issues that can be mitigated. Poor provision for cyclists. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.

Site Ref: DB1 (Housing): Land to the west of Dacre Banks								
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N	Buildings on site capable of conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: Greenfield site on the western side of the village. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service as well as local shopping and health facilities. There are some adverse effects on the built and natural environment but mitigation should be possible and buildings on the site are capable of conversion. There are some transport problems including pedestrian issues that can be mitigated. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.176 Site DB1

Site Ref: DB4 (Housing): Nidd Valley Saw Mills, Dacre Banks								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	DG	Y	Some accessibility to local services, but poor accessibility to rail, and secondary school
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some potential adverse effects on biodiversity substantial mitigation required. Need not result in loss of protected trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	R	?	DG	na	N	Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Very adverse effects on nearby watercourses - mitigation unlikely.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	O					Bus stop within 400m. 50% or more within Flood Zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise some brownfield land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	DG	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	R	R						Loss of accessible employment site.
16. Conditions for business success, economic growth and investment	R							Existing business on site displaced.
Summary: The site is located outside of the main built up area of the village in between Dacre Banks and Summerbridge and is occupied by an operational sawmill. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The primary school is likely to have spare capacity and there is some accessibility to all local services but this is poor to rail and a secondary school. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse								

Site Ref: DB4 (Housing): Nidd Valley Saw Mills, Dacre Banks

effects on biodiversity have been identified which would require substantial mitigation although the site is large enough to incorporate new natural greenspace. Negative environmental effects arise from the the negative impact on local distinctiveness, historic environment impacts and the high landscape sensitivity which has limited or no capacity to accommodate development. More than half of the site is within Flood Zone 2 and at risk of flooding. There would be positive environmental effects from the use of brownfield land but development would result in the loss of an employment site and displacement of an existing business.

Recommendation: Not to allocate

Table 7.177 Site DB4

Darley

7.43 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Darley Sites	
Site references	Reason for site rejection
DR3, DR6, DR12	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
DR4	This is one of the few open fields running up to the main road and which contributes to local distinctiveness.
DR5	Permission granted on part of the site
DR7, DR8, DR9	Forms part of Draft allocation DR14
DR10	Backland development would cause harm to the linear settlement pattern at this part of the village.
DR13	The site has got planning permission

Table 7.178 Darley Sites

7.44 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: DR3 (Housing): Land off Main Street, Darley								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	O	R	R	R	Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R	Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics very vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.

Site Ref: DR3 (Housing): Land off Main Street, Darley								
9. Minimal pollution levels.	N	DG	O	?	R	?	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises part of a larger field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness and the historic environment. Negative environmental effects arise from the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.179 Site DR3

Site Ref: DR4 (Housing): Land west of Darley House, Darley								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R	Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	DG		N	?	O	O	No adverse effects on biodiversity. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	LG	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field and lies on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified and harm to the historic environment can be mitigated. Negative environmental effects arise from the high/medium landscape sensitivity which has limited or no capacity to accommodate development and negative impact on local distinctiveness.								

Site Ref: DR4 (Housing): Land west of Darley House, Darley

Recommendation: Not to allocate

Table 7.180 Site DR4

Site Ref: DR5 (Housing): Land at Silverdale Farm, Darley								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	R	R	Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	DG		LG	?	R	O	Some potential adverse effects on biodiversity but mitigation possible. Need not result in loss of protected trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	?	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to have an effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises two fields lying on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness. Negative environmental effects arise from the high landscape sensitivity which has limited or no capacity to accommodate development.								

Site Ref: DR5 (Housing): Land at Silverdale Farm, Darley

Recommendation: Not to allocate

Table 7.181 Site DR5

Site Ref: DR6 (Housing): Land north of Sheepcote Lane, Darley								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	Y	R	R	R	Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R	Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics very vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. No loss of grade 1, 2 or 3 agricultural land. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N	Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian issues that can be mitigated. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Existing business on site displaced.
Summary: The site comprises a field lying to the south of the village hall. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, GP and shopping facilities and employment and the primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation as can pedestrian issues although there are poor cycle connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on the historic environment and local distinctiveness. Negative environmental effects arise from the high landscape sensitivity which has limited or no capacity to accommodate development.								

Site Ref: DR6 (Housing): Land north of Sheepcote Lane, Darley

Recommendation: Not to allocate

Table 7.182 Site DR6

Site Ref: DR7 (Housing): Land adjoining Meadow Lane, Darley								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	Y	R	R	R	Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O	Some potential adverse effects but mitigation easy. Need not result in the loss of existing woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area is not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	?	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Positive effects: Unlikely to have an impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes. Poor provision for cyclists.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N	Site has been screened out.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: Greenfield site on the southern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route with a good quality bus service and some accessibility to local services. There are some adverse effects on the natural environment but mitigation should be possible and there are no adverse effects on the built environment. Whilst there are no transport problems and provision for pedestrians is good, provision for cyclists is poor. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.								
Recommendation: Forms part of draft allocation DR 14.								

Table 7.183 Site DR7

Site Ref: DR8 (Housing): Land north of Sheepcote Lane, Darley										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	R	R			Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	O			Some potential adverse effects but mitigation easy. Need not result in the loss of existing woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area is not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	O	?	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield. Positive effects: Unlikely to have an impact on air quality. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes. Poor provision for cyclists. Severance not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings on site capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Greenfield site on the southern edge of the village. Positive social effects are that the site is large enough to deliver significant affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route and primary school but poor accessibility to other local services. There are some adverse effects on the natural and built environment but mitigation should be possible and the										

Site Ref: DR8 (Housing): Land north of Sheepcote Lane, Darley

site is large enough to incorporate new natural green space. Provision for pedestrians is good and there are some transport problems but mitigation is possible. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land and would utilise some brownfield land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Forms part of draft allocation DR14.

Table 7.184 Site DR8

Site Ref: DR9 (Housing): Land off Walker Lane, Darley									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	Y	R	R	R		Some accessibility to local services but poor accessibility to rail services, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	R	R		Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics very vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N			Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian issues that can be mitigated. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: Greenfield site on the southern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the primary school is likely to have spare capacity. There is good accessibility to a bus route with a good quality bus service as well as local shopping and health facilities. There are some adverse effects on the natural environment but mitigation should be possible and adverse effects on the built environment can also be mitigated although there would be a negative impact on local distinctiveness. Transport/accessibility problems and provision for pedestrians can be mitigated but provision for cyclists is poor. Development would not lead to the loss of Grade 1, 2 or 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.									

Site Ref: DR9 (Housing): Land off Walker Lane, Darley

Recommendation: Forms part of draft allocation DR14.

Table 7.185 DR9

Site Ref: DR10 (Housing): Land at Stocks Green, Darley									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	O	R	R	R	R		Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O		Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate scale of development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	?	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible.. Negative effects: 100% greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness - opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field lying on the northern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified, pedestrian links are good although there are poor cycle connections.</p>									

Site Ref: DR10 (Housing): Land at Stocks Green, Darley

Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on the historic environment and local distinctiveness. Negative environmental effects arise from the high/medium landscape sensitivity which is not able to accommodate the scale of development proposed.

Recommendation: Not to allocate

Table 7.186 Site DR10

Site Ref: DR12 (Housing): Land adjacent to Walker Barn, Darley								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R	Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O	Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate scale of development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site is part of a larger field on the southern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. No transport/accessibility problems have been identified and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and historic environment and the high/medium landscape sensitivity which is not able to accommodate the scale of development proposed.								

Site Ref: DR12 (Housing): Land adjacent to Walker Barn, Darley

Recommendation: Not to allocate

Table 7.187 Site DR12

Site Ref: DR13 (Housing): Land at Cherry Tree Farm, Darley									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R		Some accessibility to local services but poor accessibility to rail services, secondary school, GP surgery, local shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	O		Some potential adverse effects on biodiversity but easy to mitigate. Need not result in loss of protected trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate scale of development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	n/a	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible.. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N		Some transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y								Unlikely to have an effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site consists of an agricultural field extending out to the south-west from Main Street. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to a rail service, secondary school, GP and shopping facilities and employment and the primary school is likely to have capacity. Some transport/accessibility problems have been identified and there are poor cycle and pedestrian</p>									

Site Ref: DR13 (Housing): Land at Cherry Tree Farm, Darley

connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and the high/medium landscape sensitivity which is not able to accommodate the scale of development proposed.

Recommendation: Not to allocate.

Table 7.188 Site DR13

Dishforth

7.45 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Dishforth Sites	
Site references	Reason for site rejection
DF1	Access would be off Back Lane which is narrow to the north of the site and visibility may be difficult to achieve.
DF3	Half of the site lies within the development limit and could come forward under policies within the plan.
DF6,	This sites was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
DF7	This site was promoted as a new settlement. The site was rejected because it did not accord with the Growth Strategy and the site would not be available until 2031 at the earliest.

Table 7.189 Dishforth Sites

7.46 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: DF1 (Housing): West Heads, Back Lane, Dishforth									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	R							Not large enough to meet the recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	LG	LG		No adverse effects identified and potential for enhancement and net gains in biodiversity. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	Y	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: DF1 (Housing): West Heads, Back Lane, Dishforth								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG				Within 400m of bus stop. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All new development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness - opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises a paddock. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports and has poor accessibility to all local services except a bus service and primary school, which is likely to have capacity. No transport/accessibility problems have been identified and although there is the opportunity for improvement to pedestrian links provision for cycling is poor. No adverse effects on biodiversity have been identified and there are opportunities for a net improvement in biodiversity. Impacts on local distinctiveness and historic environment are capable of mitigation and the landscape has the capacity to accommodate the development proposed with mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and protected trees.								
Recommendation: Not to allocate								

Table 7.190 Site DF1

Site Ref: DF3 (Housing): West End Farm, Dishforth										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	R								Large enough to meet the recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	LG	LG			Some adverse effects on biodiversity but easy to mitigate. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	?	O	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	N			Buildings capable of conversion. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: DF3 (Housing): West End Farm, Dishforth

Summary: The site lies on the northern edge of the village and is currently occupied by a paddock and buildings associated with West End Farm. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services except a bus service and primary school, which is likely to have capacity. No transport/accessibility problems have been identified and although there are good pedestrian links provision for cycling is poor. Some adverse effects on biodiversity and the historic environment have been identified but can be mitigated and the landscape has the capacity to accommodate the development proposed with mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate

Table 7.191 Site DF3

Site Ref: DF6 (Housing): Crown Farm, Dishforth									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed uses.
5. Culture, leisure and recreation activities available to all.	DG	R							Large enough to meet the recreation needs of the area. Contains features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R		Poor accessibility to local services: but good accessibility to bus route offering a good quality bus service and a primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R		Some adverse effects on biodiversity but easy to mitigate. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited or no capacity to accommodate development - lwith few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG						Not within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG		Demolition of buildings / structure required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: DF6 (Housing): Crown Farm, Dishforth

Summary: The site includes agricultural land and a number of farm buildings lying on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services except a bus service and primary school, which is likely to have capacity. No transport/accessibility problems have been identified although there are some issues with pedestrian and cycle connections. Some adverse effects on biodiversity and the historic environment have been identified but can be mitigated and the landscape has the capacity to accommodate the development proposed with mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, negative impact on local distinctiveness and potential impacts on air quality.

Recommendation: Not to allocate

Table 7.192 Site DF6

Site Ref: DF7 (New/Expanded Settlement): Land at Dishforth Airfield										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed uses. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet the recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	N	?	R	R			Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	DG	O	O	?	DG	O	R			Positive effects: Clean up of contaminated land. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Includes over 75% brownfield land. Negative effects: Potential to have an impact on air quality objectives. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N				Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	N									No conservation, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG			Screened out. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use could be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of employment as part of scheme encourages investment and local business expansion.

Site Ref: DF7 (New/Expanded Settlement): Land at Dishforth Airfield

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

Recommendation: Not to allocate

Table 7.193 Site DF7

Dunkeswick

7.47 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Dunkeswick Sites	
Site references	Reason for site rejection
DK1, DK2	BDunkeswick does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.194 Dunkeswick Sites

7.48 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: DK1 (Housing): Land off Weeton Lane, Dunkeswick									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	Y	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	R		Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Within 400m of bus stop.50% or more within Flood Zone 1.

Site Ref: DK1 (Housing): Land off Weeton Lane, Dunkeswick								
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site lies on the western edge of the settlement and comprises two fields. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services although the primary school is likely to have capacity. No transport/accessibility problems have been identified but pedestrian and cycle links are poor. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.195 Site DK1

Site Ref: DK2 (Housing): Land at Hawthorne House Farm, Dunkeswick										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R			Some adverse effects on biodiversity but mitigation possible. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness - opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site is part of a larger field in the centre of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. There is poor accessibility to all local services although the primary school is likely to have capacity. No transport/accessibility problems have been identified but pedestrian and cycle links are poor. Some adverse effects on biodiversity, the historic environment and local distinctiveness have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.										

Site Ref: DK2 (Housing): Land at Hawthorne House Farm, Dunkeswick

Recommendation: Not to allocate

Table 7.196 Site DK2

Villages F - G

7.49 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Farnham Sites	
Site references	Reason for site rejection
FH2, FH3	Farnham has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.197 Farnham Sites

7.50 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Farnham

Site Ref: FH2 (Housing): Land to the rear of The Old Crown, Farnham									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	O		Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: FH2 (Housing): Land to the rear of The Old Crown, Farnham								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Within 400m of bus stop.50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified which would require substantial mitigation although the site is large enough to incorporate new greenspace. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.198 Site FH2

Site Ref: FH3 (Housing): Land north of Farnham Lane, Farnham									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R		Some adverse effects on biodiversity but substantial mitigation required. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Not within 400m of bus stop.50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG		Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a number of fields to the north east of the village but largely detached from it. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects									

Site Ref: FH3 (Housing): Land north of Farnham Lane, Farnham

on biodiversity have been identified which would require substantial mitigation although the site is large enough to incorporate new greenspace. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.199 Site FH3

Ferrensby

7.51 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Ferrensby Sites	
Site references	Reason for site rejection
FR1, FR2, FR3, FR5, FR6, FR7	Ferrensby does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.200 Ferrensby Sites

7.52 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: FR1 (Housing): Land west of Knaresborough Road, Ferrensby									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O		Some potential adverse effects but easy to mitigate. Need not result in the loss of trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape capacity: area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3. Positive effects: Unlikely to impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services.

Site Ref: FR1 (Housing): Land west of Knaresborough Road, Ferrensby								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A flat, greenfield site on the southern approach to the village. Positive social effects are that the site is large enough to deliver affordable housing and help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Negative social effects are that there is poor accessibility to local services and play areas/amenity open space. There are some adverse effects on the built and natural environment but mitigation should be possible. There are no transport problems and provision for cyclists and pedestrian is good. but development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.201 Site FR1

Site Ref: FR2 (Housing): Land adjacent to the General Tarleton, Ferrensby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: not able to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3. Positive effects: Unlikely to impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access issues that can be mitigated. Poor provision for cyclists.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: A flat, greenfield site on the northern end of the village. Positive social effects are that the site is large enough to deliver affordable housing and help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Negative social effects are that there is poor accessibility to local services and play areas/amenity open space. There are some adverse effects on the built and natural environment but mitigation should be possible. There are no transport problems but development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.										

Site Ref: FR2 (Housing): Land adjacent to the General Tarleton, Ferrensby

Recommendation: Not to allocate

Table 7.202 Site FR2

Site Ref: FR3 (Housing); Land off Moor Lane, Ferrensby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O			Some potential adverse effects but easy to mitigate. Need not result in the loss of trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3. Positive effects: Unlikely to impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	DG								Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises open fields on the edge of the village. Some potential adverse effects on biodiversity, the historic environment, local distinctiveness and landscape but mitigation is possible. The site size allows for affordable housing to be provided which also contributes to positive economic effects in the support for existing businesses. There are further positive social effects as the site has good provision for pedestrians. Development of the site would involve the loss of agricultural land and there would be an adverse impact on the local primary school which may need expansion. The site has poor accessibility to local services including open space/sports although is close to an existing bus stop.										

Site Ref: FR3 (Housing); Land off Moor Lane, Ferrensby

Recommendation: Not to allocate

Table 7.203 Site FR3

Site Ref: FR5 (Housing): Land at Hagworth Lane, Ferrensby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	R			Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems which developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises fields to the south of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but										

Site Ref: FR5 (Housing): Land at Hagworth Lane, Ferrensby

mitigation should be possible and the site is large enough to incorporate new natural green space. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.204 Site FR5

Site Ref: FR6 (Housing): Land at Sunnydale, Ferrensby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services except bus service
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	O	O			Some adverse effects on biodiversity - easy to mitigate Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: key distinctive features vulnerable to change. Medium/low landscape capacity: limited or no capacity to accommodate development.
9. Minimal pollution levels.	N	DG	O	?	Y	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Convenient and safe pedestrian routes to access local services. Severance is not a problem
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would utilise brownfield land as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	DG	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site is a plot between Moor Lane and Sunnyside. There are positive social effects in that the site can deliver some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified. Some adverse effects on biodiversity have been identified requiring substantial mitigation. Negative environmental effects arise from the loss of agricultural land, the negative impact on local distinctiveness and heritage assets, but mitigation is possible. The high/medium landscape sensitivity has limited or no capacity to accommodate development.										

Site Ref: FR6 (Housing): Land at Sunnydale, Ferrensby

Recommendation: Not to allocate

Table 7.205 Site FR6

Site Ref: FR7 (Housing): Land to east of Harrogate Road, Ferrensby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	Y	Y			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees/ potential to create new woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium landscape capacity to accommodate development - can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land. A major road - the A6055 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	Y									Development is unlikely to harm significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: This is a field on the northern edge of the settlement. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects arise from the local primary school being at or near capacity and may require expansion and the poor accessibility to local services. Some potential adverse effects on biodiversity but mitigation is possible whilst negative landscape impacts can only be mitigated in part. A major road lies close to the site and significant transport and/or accessibility problems</p>										

Site Ref: FR7 (Housing): Land to east of Harrogate Road, Ferrensby

have been identified but these can be mitigated. Poor accessibility to cycle routes exists, and negative impacts result from a lack of pavements, which does not encourage pedestrian access to services, and the existence of a significant barrier to accessibility. Positive effects occur as development is unlikely to harm the significance of a heritage asset and negative impacts on local distinctiveness can be mitigated.

Recommendation: Not to allocate.

Table 7.206 Site FR7

Flaxby

7.53 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Flaxby Sites	
Site references	Reason for site rejection
FX1,	This site was promoted for a new settlement at an early stage but has not been actively promoted since.
FX2	Bickerton does not sit within the settlement hierarchy. No allocations are being made in these settlements for residential purposes.
FX5	The land owner has not confirmed that the land is available

Table 7.207 Flaxby Sites

7.54 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: FX1 (New/expanded settlement): New settlement at south of A59 and west of Junction 47 (A1M), Flaxby									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to existing play area/amenity open space/outdoor sports facilities and is large enough to accommodate new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R						Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area.
6. Local needs met locally.	Y	R	R	R	R	R	R		Poor accessibility to local services: but accessible to good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school likely to be at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	Y	O		Significant adverse effects. Development need not lead to loss of woodland/trees/potential new woodland creation. Public right of way within or close to the site. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium landscape sensitivity- area not capable of accommodating development - limited opportunities for mitigation.

Site Ref: FX1 (New/expanded settlement): New settlement at south of A59 and west of Junction 47 (A1M), Flaxby								
9. Minimal pollution levels.	N	O	O	?	Y	O	R	Positive effects: Utilises some previously developed land. Negative effects: Potential to impact on air quality. Some adverse impact on water courses but can be mitigated. Loss of grade 1, 2 or 3 agricultural land. Located next to A59/A1 and railway. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	O	DG		Significant transport and/or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes, some pedestrian access and safety issues but mitigation possible. Severance can be overcome. Opportunity to provide new station.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	Y					Bus stop not within 400m (50+ dwellings). Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brown field site as part of the development.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	DG	Buildings on site capable of reuse/conversion. Opportunity for high quality design. Mixed use development can be accommodated on the site.
15. Good quality employment opportunities available to all	DG	?						Mixed use development can be accommodated on the site including housing and employment. Proposed for employment/mixed use and public transport cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: A large mixed use site to the south of the A59 and west of J47 A1(M) which is proposed for a new settlement. The railway line dissects the site from west to southeast. Positive social effects are achieved as the site is capable of delivering a significant amount of affordable housing as part of a mixed use development which also includes employment and community facilities and has the ability to meet the recreation needs of the area. There are significant adverse effects on the natural environment but site size provides the opportunity for new woodland creation and provision of new natural green space/ green infrastructure. Adverse effects on the built environment can be mitigated and site development provides the opportunity for high quality design. There is poor accessibility to local services and the local school is likely to be at or near capacity and require expansion. There are significant transport/accessibility and cumulative impact problems requiring substantial mitigation, but as the Harrogate Rail Line runs through the site there is the opportunity to investigate the potential to provide a new station. There is an existing bus service with a bus stop within 400m. Positive economic effects are realised by the provision of housing and employment on the site, with the provision of affordable housing also encouraging investment and local business expansion.								
Recommendation: Not to allocate.								

Table 7.208 Site FX1

Site Ref: FX2 (Housing): Martin's Farm, Flaxby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	Y	O			Significant adverse effects on designated sites. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: area not able to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems which can be mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop.50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG			Negative impact on local distinctiveness but can be mitigated. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: FX2 (Housing): Martin's Farm, Flaxby

Summary: The site comprises several fields lying on the western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which can be mitigated but cycle and pedestrian connections are poor. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate new greenspace. Impacts on local distinctiveness and harm to the historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.209 Site FX2

Site Ref: FX5 (Employment): Extension to employment site to the south of the A59, Flaxby								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Site is proposed for employment use.
2. Conditions and services to engender good health.	n/a							Site is proposed for employment use.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Site is proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	Poor accessibility to local services; some access to good quality bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment- may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	Y	Y	Some potential adverse effects but mitigation should be possible. Need not involve loss of woodlands/trees and potential for significant woodland creation. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium capacity: area capable of accomodating some development and mitigation opportunities in part.
9. Minimal pollution levels.	N	?	O	?	R	O	R	Impact on designated Air Quality Management Area unknown at present stage. Some adverse effect on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of grade 2 agricultural land. A major road- A59 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	O	R	R	DG		Significant transport/and or accessibility/cumulative impact problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Poor provision for pedestrians. Opportunity to provide a new rail station
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG					Not within 400m of a bus stop. 50% or more of the site is within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	DG	Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	LG	?						Proposed for employment. Public transport provision cannot be predicted a this stage.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will encourage investment and support local business expansion.

Site Ref: FX5 (Employment): Extension to employment site to the south of the A59, Flaxby

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

Recommendation: Not to allocate due to uncertainty over availability.

Table 7.210 Site FX5

Follifoot

7.55 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Follifoot Sites	
Site references	Reason for site rejection
FF1, FF2, FF3, FF4, FF5, FF6, FF7, FF8, FF9, FF10	Follifoot lies within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.

Table 7.211 Follifoot Sites

7.56 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: FF1 (Housing): Land north of Spofforth Lane, Follifoot									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	DG	R	R	DG	R		Some accessibility to local services, but poor accessibility to rail, secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y		N	?	Y	Y		Some adverse effects on biodiversity but substantial mitigation required. May result in loss of trees/woodland, but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: FF1 (Housing): Land north of Spofforth Lane, Follifoot								
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	DG	N		Some transport and/or accessibility problems but minor and mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes. Severance is not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	ná	DG					Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	ná	ná						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and employment. The primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated but cycle connectivity is poor. Some adverse effects on biodiversity, trees, historic environment and local distinctiveness have been identified but are all capable of mitigation and the landscape is of medium sensitivity with the capacity to accommodate some development. There are negative environmental effects from the loss of Grade 3 agricultural land.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.212 Site FF1

Site Ref: FF2 (Housing): Land between Moorfields and Bryden, Follifoot										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	O	R	R	R	R			Some accessibility to local services, but poor accessibility to rail, secondary school, GP, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	R	R			Some adverse effects on biodiversity but mitigation possible. May result in loss of trees/woodland, but mitigation possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a paddock lying between two groups of sporadic housing. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and shopping facilities and employment. The primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity, trees, historic environment and local distinctiveness have been identified but are all capable of mitigation. There are negative environmental effects from the loss of Grade 3 agricultural land and the landscape is of high sensitivity with limited or no capacity to accommodate development.</p>										

Site Ref: FF2 (Housing): Land between Moorfields and Bryden, Follifoot

Recommendation: Not to allocate

Table 7.213 Site FF2

Site Ref: FF3 (Housing): Former tennis courts and land at Plompton Road, Follifoot										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	Y	R			Some accessibility to local services, but poor accessibility to rail, secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	R	R			Some adverse effects on biodiversity but substantial mitigation required. May result in loss of trees/woodland, but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: FF3 (Housing): Former tennis courts and land at Plompton Road, Follifoot

Summary: The site lies on the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and employment. The primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified requiring substantial mitigation but the site is large enough to incorporate new greenspace. The loss of trees can also be mitigated. There are negative environmental effects from the loss of Grade 3 agricultural land, negative impact on local distinctiveness, harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.214 Site FF3

Site Ref: FF4 (Housing): Land to the east of Woodside and west of Oak House, Follifoot										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	Y	R			Some accessibility to local services, but poor accessibility to rail, secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	O	DG	N	?	R	R			Some adverse effects on biodiversity but mitigation possible. Likely to result in loss of trees/woodland and impact cannot be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: FF4 (Housing): Land to the east of Woodside and west of Oak House, Follifoot

Summary: The site comprises fields lying between sporadic housing. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and shopping facilities and employment. The primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity, historic environment and local distinctiveness have been identified but are all capable of mitigation. There are negative environmental effects from the loss of Grade 3 agricultural land and the landscape is of high sensitivity with limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.215 Site FF4

Site Ref: FF5 (Housing): Land at Spofforth Lane, Follifoot										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	DG	R	LG	R	R	Y	R			Some accessibility to local services, but poor accessibility to rail, secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	?	R	R			Some adverse effects on biodiversity but substantial mitigation should enable development. May result in loss of trees/woodland which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O		N			Some transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: FF5 (Housing): Land at Spofforth Lane, Follifoot

Summary: The site comprises a field separated from the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail, a secondary school, GP and employment. The primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified requiring substantial mitigation but the site is large enough to incorporate new greenspace. The loss of trees can also be mitigated. There are negative environmental effects from the loss of Grade 3 agricultural land, negative impact on local distinctiveness, harm to the historic environment, loss of trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.216 Site FF5

Site Ref: FF6 (Employment): Follifoot Ridge Business Park, Follifoot								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						n/a
2. Conditions and services to engender good health.	n/a							n/a
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							n/a
5. Culture, leisure and recreation activities available to all.	n/a	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	O	O	No adverse effects on biodiversity. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	DG	n/a	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Utilises brownfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							Neutral
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	N	N	Provides for regeneration of unattractive area. Demolition of buildings required.
15. Good quality employment opportunities available to all	LG	DG						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will encourage investment.
Summary: The site comprises an undeveloped plot within an existing business park. No adverse impacts on biodiversity or the built environment have been identified. There would be some landscape impacts as the capacity of the landscape to accommodate development has been assessed as medium/low. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Development would provide the opportunity to regenerate an unattractive area and the provision of employment would result in positive economic effects.								
Recommendation: Not to allocate.								

Table 7.217 Site FF6

Site Ref: FF7 (Employment): Land at Duck's Nest Farm, Follifoot								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						n/a
2. Conditions and services to engender good health.	n/a							n/a
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							n/a
5. Culture, leisure and recreation activities available to all.	n/a	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some adverse effects on designated sites but substantial mitigation should enable development. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited ability to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	R		N	Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG					Not within 400m of bus stop. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	DG						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will encourage investment.
Summary: The site comprises various parcels of land unrelated to any settlement. Some adverse impacts on biodiversity have been identified but are capable of mitigation and there would be landscape impacts as the capacity of the landscape to accommodate development has been assessed as low. The site is well served by cycle links but significant transport/accessibility problems have been identified requiring substantial mitigation and pedestrian links are poor. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment. The provision of employment would result in positive economic effects.								

Site Ref: FF7 (Employment): Land at Duck's Nest Farm, Follifoot

Recommendation: Not to allocate.

Table 7.218 Site FF7

Site Ref: FF8 (Employment): Land at Ridding Lane, Follifoot								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						n/a
2. Conditions and services to engender good health.	n/a							n/a
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							n/a
5. Culture, leisure and recreation activities available to all.	n/a	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Poor accessibility to local services; but bus stop within 400m.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	R	Y	DG	LG	?	R	O	Significant adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	R		N	Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG					Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	DG						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will encourage investment.
Summary: The site comprises areas of grassland and woodland. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate new greenspace and there would be landscape impacts as the capacity of the landscape to accommodate development has been assessed as low. Adverse impacts on local distinctiveness and historic environment are capable of mitigation. The site is well served by cycle links but significant transport/accessibility problems have been identified requiring substantial mitigation and pedestrian links are poor, but there is a bus stop within 400m. The provision of employment would result in positive economic effects.								

Site Ref: FF8 (Employment): Land at Ridding Lane, Follifoot

Recommendation: Not to allocate.

Table 7.219 Site FF8

Site Ref: FF9 (Employment): Land adjacent to Moorland House, Follifoot								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						n/a
2. Conditions and services to engender good health.	n/a							n/a
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							n/a
5. Culture, leisure and recreation activities available to all.	n/a	R						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	R	Y	DG	N	?	R	R	Significant adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed - few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N		Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Site lies within 400m of a bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	DG						Suitable for employment use.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will encourage investment.
Summary: The site forms part of a golf complex. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate new greenspace and there would be landscape impacts as the capacity of the landscape to accommodate development has been assessed as low. Adverse impacts on local distinctiveness and historic environment are capable of mitigation. The site is well served by cycle links but significant transport/accessibility problems have been identified requiring substantial mitigation and pedestrian links are poor. The provision of employment would result in positive economic effects.								

Site Ref: FF9 (Employment): Land adjacent to Moorland House, Follifoot

Recommendation: Not to allocate.

Table 7.220 Site FF9

Site Ref: FF10 (Housing): Land off Manor Fold, Follifoot								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Can not meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	DG	R	Good accessibility to local services but poor accessibility rail service, secondary schools, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	Y	Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Medium landscape capacity to accommodate development - can be mitigated in part
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of greenfield site. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O		N	Some transport and/or accessibility related problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste.
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: Located to the east of Manor Fold and the Harewood Arms Public House. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports. Further positive social effects occur as the site has good accessibility to a range of local services and the local primary school is likely to have spare capacity. Some potential adverse effects on biodiversity but mitigation is possible. Landscape impacts can only be mitigated in part. Negative environmental scores occur as there is likely to be harm to the significance of a heritage asset and a negative impact on local distinctiveness.								

Site Ref: FF10 (Housing): Land off Manor Fold, Follifoot

Recommendation: Not to allocate.

Table 7.221 Site FF10

Glasshouses

7.57 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Glasshouses Sites	
Site references	Reason for site rejection
GL1	This site was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.222 Glasshouses Sites

7.58 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: GL1 (Housing): Land at Lupton Bank, Glasshouses									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R		Poor accessibility to local services except bus service and school
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R		Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	LG	N		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	R		N		Some transport or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Within 400m of bus stop. Wholly within Flood Zone 1.

Site Ref: GL1 (Housing): Land at Lupton Bank, Glasshouses										
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm elements which contribute to significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Negative impact on local distinctiveness
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises fields to the north of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services except for a bus service and primary school which has spare capacity. Some transport/accessibility problems have been identified but can be mitigated although there is poor cycle and pedestrian provision. Adverse effects on biodiversity can be mitigated. Negative environmental effects arise from the loss of agricultural land and negative impact on local distinctiveness and harm to heritage assets. The high landscape sensitivity has limited or no capacity to accommodate development.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.223 Site GL1

Goldsborough

7.59 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Goldsborough Sites	
Site references	Reason for site rejection
GB1, GB3	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.224 Goldsborough Sites

7.60 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: GB1 (Housing): Land at Goldsborough									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	R	R		Poor accessibility to local services, but accessible to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	LG	?	O	O		No adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N			Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.

Site Ref: GB1 (Housing): Land at Goldsborough								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises part of a larger field lying on the north western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.225 Site GB1

Site Ref: GB3 (Housing): Land to the east of Station Road, Goldsborough									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value
6. Local needs met locally.	Y	R	LG	R	R	R	R	R	Poor accessibility to local services, but accessible to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Primary school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	Y		LG	?	O	O		Some potential effects on biodiversity - easy to mitigate for. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	ná	DG						Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	ná	ná							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a long, narrow site on the northern edge of the village which is part of two larger agricultural fields. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. There would be negative environmental effects from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>									

Site Ref: GB3 (Housing): Land to the east of Station Road, Goldsborough

Recommendation: Not to allocate

Table 7.226 Site GB3

Great Ouseburn

7.61 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Great Ouseburn Sites	
Site references	Reason for site rejection
GO2, GO4	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
GO3	This site has planning permission for residential use

Table 7.227 Great Ouseburn

7.62 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: GO2 (Housing): Land north of Branton Lane, Great Ouseburn									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	Y	R		Some accessibility to local services: but poor accessibility to rail services, secondary school, GP surgery and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	R		Some potential adverse effects - substantial mitigation would allow development. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: GO2 (Housing): Land north of Branton Lane, Great Ouseburn								
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian access. Severance is not a problem.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG				Within 400m of bus stop. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	R						Development will harm significance of heritage asset which is not capable of mitigation.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises two fields lying on the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, a secondary school, GP and employment although the primary school is likely to have capacity. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is large enough to incorporate new greenspace. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.228 Site GO2

Site Ref: GO3 (Housing): Land at Branton Green, Great Ouseburn								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	Y	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, GP surgery and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	Y	Y	Some potential adverse effects - substantial mitigation would allow development. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	N	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site adjoins a small housing development to the north east of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, a secondary school, GP and employment although the primary school is likely to have capacity. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss of Grade 3 agricultural land and the negative impact on local distinctiveness.								

Site Ref: GO3 (Housing): Land at Branton Green, Great Ouseburn

Recommendation: Not to allocate

Table 7.229 Site GO3

Site Ref: GO4									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	Y	R		Good accessibility to local services but poor accessibility to rail, secondary school, GP surgery, employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	R		N	?	R	R		Some potential adverse effects on biodiversity but relatively easy to mitigate. Loss of ancient woodland/ aged or veteran trees and/ or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	DG	DG	N			Some transport and/or accessibility related problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Convenient and safe pedestrian routes to access services and facilities. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste.
13. Protect and enhance the historic environment.	R								Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support local businesses.
<p>Summary: Located on Branton Lane adjacent to Avenue House. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Further positive social effects arise as the local primary school is likely to have spare capacity and there is good accessibility to some local services. Some adverse effects are recorded for biodiversity but are relatively easy to mitigate. Significant adverse environmental effects occur for landscape, with few opportunities for mitigation, for the likely harm to the significance of a heritage asset, impact on local distinctiveness and loss of veteran or aged trees.</p>									

Site Ref: GO4

Recommendation: Not to allocate.

Table 7.230 Site GO4

Green Hammerton

7.63 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Green Hammerton Sites	
Site references	Reason for site rejection
GH3, GH6, GH7, GH8, GH10, GH11, GH12, GH13, GH14	These sites lie within the broad location for growth for a new settlement at Green Hammerton/Cattal. The boundary, nature and form of the new settlement will be established in a separate New Settlement DPD.

Table 7.231 Green Hammerton Sites

7.64 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: GH3 (Housing): Land between Back Lane and Yule Lane, Green Hammerton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	LG	DG	R		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	LG	?	R	R		No adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: GH3 (Housing): Land between Back Lane and Yule Lane, Green Hammerton								
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N	Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG				Within 400m of bus stop. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	R						Development will harm significance of heritage asset which is not capable of mitigation.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a narrow field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which are capable of mitigation although there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.232 Site GH3

Site Ref: GH6 (Housing): Land north of York Road and south of New Lane, Green Hammerton									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	LG	Y	R		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	R	R		Some potential adverse effects - easy to mitigate for. Development likely to result in loss of ancient woodland, aged or veteran trees and/or trees protected by TPO. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High landscape capacity: able to accommodate development without detriment and there are mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	R		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N			Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which are capable of mitigation and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity and the historic environment have been identified but these can be mitigated and the landscape has a high capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land and protected trees and the negative impact on local distinctiveness.</p>									

Site Ref: GH6 (Housing): Land north of York Road and south of New Lane, Green Hammerton

Recommendation: Not to allocate

Table 7.233 Site GH6

Site Ref: GH7 (Housing): Land off Back Lane and Yule Lane, Green Hammerton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	LG	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	LG	?	R	R			No adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: GH7 (Housing): Land off Back Lane and Yule Lane, Green Hammerton

Summary: The site comprises a narrow field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which are capable of mitigation although there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.234 Site GH7

Site Ref: GH8 (Housing): Land south of York Road and east of Kirk Hammerton Lane, Green Hammerton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	LG	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	R	O			Some potential adverse effects - easy to mitigate for. Development likely to result in loss trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	R	N				Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have an effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	DG			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: This site forms part of an option for a new settlement.										

Site Ref: GH8 (Housing): Land south of York Road and east of Kirk Hammerton Lane, Green Hammerton

Recommendation: Further consideration within the context of a new settlement option.

Table 7.235 Site GH8

Site Ref: GH10 (Housing): Land adjacent to the B6265 at Green Hammerton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	O	Y	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	R	O			Some potential adverse effects - easy to mitigate for. May result in loss trees -mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N			The site is unlikely to contain any contaminated land. Potential to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield land. Would involve the loss of grade 1,2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a large field lying to the north west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which are capable of mitigation although there are poor cycle										

Site Ref: GH10 (Housing): Land adjacent to the B6265 at Green Hammerton

and pedestrian connections. Some adverse effects on biodiversity have been identified but these can be mitigated as can the loss of trees. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.236 Site GH10

Site Ref: GH12 (New Expanded Settlement): New settlement at Green Hammerton, Kirk Hammerton and Cattal, Option Two								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports. Large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	O	Y	R	Poor accessibility to local services except local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R	Some adverse effects identified but mitigation possible. Need not result in the loss of trees and there is potential for new woodland creation. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area not capable of accommodating development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Negative effects: Some adverse effects on watercourses. 100% greenfield, would involve the loss of grade 1, 2 or 3 agricultural land. Potential to affect air quality initiatives. Close to major road. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	O	O	N		Significant transport and/or accessibility problems requiring substantial mitigation. Some pedestrian access issues but mitigation possible. Good provision for cyclists. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG	Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: This site forms part of an option for a new settlement.								

Site Ref: GH12 (New Expanded Settlement): New settlement at Green Hammerton, Kirk Hammerton and Cattal, Option Two

Recommendation: Further consideration within the context of a new settlement option.

Table 7.237 Site GH12

Site Ref: GH13 (Housing): Land off Back Lane and Yule Lane, Green Hammerton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	Y	LG	DG	R			Good accessibility to local services but poor accessibility to rail services and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG		LG	?	R	R			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees/ potential to create new woodland. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
<p>Summary: The site is a narrow strip of land stretching from Back Lane in the east towards Yule Lane in the west. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. There is good accessibility to a range of local services but the lack of pavements does not encourage pedestrian access to services. Negative effects occur as the local primary school is at or near capacity and likely to require expansion. Further adverse effects are recorded for biodiversity but are relatively easy to mitigate. Significant adverse environmental effects occur for landscape, with few opportunities for mitigation, and for the likely harm to the significance of a heritage asset and the impact on local distinctiveness.</p>										

Site Ref: GH13 (Housing): Land off Back Lane and Yule Lane, Green Hammerton

Recommendation: Not to allocate.

Table 7.238 Site GH13

Site Ref: GH14 (Housing): Land to the west of Elm House Farm, Green Hammerton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	O	R	LG	Y	R	Some accessibility to local services but poor accessibility to secondary school and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R	Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Loss of greenfield site Loss of Grade 2 agricultural land
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N		Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.
Summary: Located to the north west of the village and to the west of Elm House Farm the site is a pastoral field on the edge of the settlement. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. There is good accessibility to a range of local services but the lack of pavements does not encourage pedestrian access to services. Negative effects occur as the local primary school is at or near capacity and likely to require expansion. Further adverse effects are recorded for biodiversity but are relatively easy to mitigate. Significant adverse environmental effects occur for landscape, with few opportunities for mitigation, and also for the likely harm to the significance of a heritage asset and the impact on local distinctiveness.								

Site Ref: GH14 (Housing): Land to the west of Elm House Farm, Green Hammerton

Recommendation: Not to allocate

Table 7.239 Site GH14

Greenhow

7.65 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Greenhow Sites	
Site references	Reason for site rejection
GR1,	Greenhow does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.240 Greenhow Sites

7.66 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: GR1 (Housing): Land to the east of Duck Street Lane, Greenhow									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	R	R		Significant adverse effects on biodiversity. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	DG	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.

Site Ref: GR1 (Housing): Land to the east of Duck Street Lane, Greenhow								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises several fields. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but cycle and pedestrian connections are poor. Development would not result in the loss of Grade 1, 2 or 3 agricultural land but there would be negative environmental effects from the impact on local distinctiveness and harm to the historic environment, adverse effects on biodiversity and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.241 Site GR1

Grewelthorpe

7.67 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Grewelthorpe Sites	
Site references	Reason for site rejection
GW4, GW5	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.242 Grewelthorpe Sites

7.68 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: GW4 (Housing): The old quarry field, Grewelthorpe										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	N	N								Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	O	O		LG	?	R	R			Some adverse effects identified but appropriate mitigation possible. Would result in the loss of trees and which cannot be fully mitigated. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	Y	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.

Site Ref: GW4 (Housing): The old quarry field, Grewelthorpe								
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset - mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a field detached from the main built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is poor accessibility to all local services except a primary school but this is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those in respect of the historic environment and local distinctiveness. Negative environmental effects arise from the loss trees and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.243 Site GW4

Site Ref: GW5 (Housing): Land adjacent to Newholme Farm, Grewelthorpe										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R	R		Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R			Some potential adverse effects - easy to mitigate for. Need not result in loss of trees/woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	R		N			Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Not within 400m of bus stop. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to effect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: GW5 (Housing): Land adjacent to Newholme Farm, Grewelthorpe

Summary: The site comprises a large field detached from the southern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except a primary school but this is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but these are capable of mitigation although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.244 Site GW5

Villages H - K

7.69 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Hampsthwaite Sites	
Site references	Reason for site rejection
HM4, HM5, HM8, HM10	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
HM2	This site has planning permission for residential use
HM6	Part of the site lies in Flood Zone 3a

Table 7.245 Hampsthwaite Sites

7.70 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Hampsthwaite

Site Ref: HM2 (Housing): Land south of Brookfield, Hampsthwaite									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	O	Y	R		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O		LG	?	Y	Y		Some potential adverse effects - easy to mitigate for. Would result in the loss of trees and which cannot be fully mitigated. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development that can be mitigated in part.

Site Ref: HM2 (Housing): Land south of Brookfield, Hampsthwaite								
9. Minimal pollution levels.	N	DG	O	?	Y	Y	N	<p>Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land.</p> <p>Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.</p>
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N	<p>No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barriers to accessibility.</p>
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					<p>Bus stop within 400m. Wholly within Flood Zone 1.</p>
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					<p>All development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.</p>
13. Protect and enhance the historic environment.	O							<p>Likely to harm significance of heritage asset but mitigation possible.</p>
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	O	N	<p>Negative impact on local distinctiveness but can be mitigated.</p>
15. Good quality employment opportunities available to all	n/a	n/a						<p>Only proposed for residential.</p>
16. Conditions for business success, economic growth and investment	LG							<p>Provision of affordable housing will help support existing businesses.</p>
<p>Summary: The site is an irregular shaped area of land adjoining a small housing development. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those in respect of the historic environment and local distinctiveness and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss trees.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.246 Site HM2

Site Ref: HM4 (Housing): Land south of Brookfield, Hampsthwaite								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	O	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	LG	?	R	R	Some potential adverse effects - easy to mitigate for. Likely to result in the loss of ancient woodland, aged or veteran trees or trees covered by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	N		Significant transport and/or accessibility problems requiring mitigation through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designate or undesignated heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N	Neutral impact.
15. Good quality employment opportunities available to all	na	na						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises several fields lying on the southern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can provide for the recreation needs of the area. There is some accessibility to local services although								

Site Ref: HM4 (Housing): Land south of Brookfield, Hampsthwaite

this is poor to rail services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but these are capable of mitigation although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is large enough to incorporate an area of new greenspace. Negative environmental effects arise from the loss of protected trees, Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.247 Site HM4

Site Ref: HM5 (Housing): Land to east of Rowden Lane, Hampsthwaite									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	O	R	R		Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	?	R	R		Some potential adverse effects but mitigation possible. Likely to result in the loss of woodland/trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site is a field lying to the south west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can provide for the recreation needs of the area. There is some accessibility to local services although this is poor to rail									

Site Ref: HM5 (Housing): Land to east of Rowden Lane, Hampsthwaite

services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those on the historic environment and the site is large enough to incorporate an area of new greenspace. Negative environmental effects arise from the loss of protected trees, Grade 3 agricultural land, negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.248 Site HM5

Site Ref: HM6 (Housing): Land southeast of St Thomas a Beckett Walk, Hampsthwaite										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	Y	Y			Some potential adverse effects but mitigation possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	R							Bus stop not within 400m. 50% or more of the site is within flood zone 3a.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a field on the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail										

Site Ref: HM6 (Housing): Land southeast of St Thomas a Beckett Walk, Hampsthwaite

services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those in respect of the historic environment and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss trees and Grade 3 agricultural land and a large part of the site is within an area at high risk of flooding.

Recommendation: Not to allocate

Table 7.249 Site HM6

Site Ref: HM8 (Housing): Land at 43 Hollins Lane, Hampsthwaite									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R		Significant adverse adverse effects on biodiversity. Likely to result in loss of trees/woodland and impact cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	O	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N		Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises fields lying on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail									

Site Ref: HM8 (Housing): Land at 43 Hollins Lane, Hampsthwaite

services, secondary school and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Impacts on the build environment are capable of mitigation but negative environmental effects arise from the significant adverse effects on biodiversity, loss trees and Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.250 Site HM8

Site Ref: HM10 (Housing): Land to the west of Hollins Lane, Hampsthwaite										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services but good access to bus route.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	O	DG	LG	?	R	R			Some potential adverse effects on biodiversity but relatively easy to mitigate. Likely to result in loss of woodland/ trees - full mitigation not possible. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative affects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N			Some transport and/or accessibility problems can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.
Summary: The site comprises an agricultural field between the southern edge of the built up part of the village and Throstle Nest House. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects occur as the local										

Site Ref: HM10 (Housing): Land to the west of Hollins Lane, Hampsthwaite

primary school is at or near capacity and likely to require expansion and there is poor accessibility to local services, although there is access to a good bus service. Some potential impacts on biodiversity but are relatively easy to mitigate. Negative landscape impacts are identified with few opportunities for mitigation and there is a negative impact on local distinctiveness. There is also likely harm to the significance of a heritage asset but mitigation is possible.

Recommendation: Not to allocate.

Table 7.251 Site HM10

Hopperton

7.71 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Hopperton Sites	
Site references	Reason for site rejection
HP5HP6, HP7HP8	Hopperton does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.252 Hopperton Sites

7.72 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: HP5 (Housing): Land off Hopperton Street 4, Hopperton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	R		Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland and trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N			Significant transport and/or accessibility problems - mitigation possible Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Poor facilities for pedestrians Severance.

Site Ref: HP5 (Housing): Land off Hopperton Street 4, Hopperton								
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprise part of a larger field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the medium landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.253 Site HP5

Site Ref: HP6 (Employment): Land off Grey Thorn Lane, Hopperton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R							Not accessible to play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	Y	R	Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland and trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: HP6 (Employment): Land off Grey Thorn Lane, Hopperton

Summary: The site comprises agricultural land and is separated from any settlement. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services except a primary school but this at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.254 Site HP6

Site Ref: HP7 (New /Expanded Settlement): New/expanded settlement at Hopperton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size does allows for 30 plus affordable houses.All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R							Not accessible to play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R					Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area.Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	O	R	Some potential adverse effects on biodiversity requiring substantial mitigation. Need not result in loss of trees or woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Would involve the loss of greenfield land. High/medium landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. Close to major road and railway line.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	DG		Significant transport and/or accessibility problems requiring substantial new infrastructureIncreased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Severance can be overcome
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m.50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3.
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	DG	?						Site capable of mixed use
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: HP7 (New /Expanded Settlement): New/expanded settlement at Hopperton

Summary: The site comprises agricultural land and is separated from any settlement. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site open space provision. Negative social effects arise from the poor accessibility to all local services. Significant transport/accessibility problems have been identified and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity and significant adverse effects on the historic environment have been identified that cannot be mitigated. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and the high/ medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.255 Site HP7

Site Ref: HP8 (Employment): Land of Grey Thorn Lane (larger site), Hopperton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	ná	ná							Site is being proposed for employment use.
2. Conditions and services to engender good health.	ná								Site is being proposed for employment use.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	ná							Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	ná	N							Site is being proposed for employment use.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	N	?	Y	R		Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees - potential for woodland creation. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Landscape Capacity: limited or no capacity- few if any opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative affects: Potential impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N			Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	ná	LG						Bus stop not within 400m 50% within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	R	DG		Negative impact on local distinctiveness. Mixed use could be accommodated on the site.
15. Good quality employment opportunities available to all	LG	?							Site is being proposed for employment use.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will support local economy.
<p>Summary: Located off Grey Thorn Lane. Additional employment use will bring positive social effects such as training and apprenticeship opportunities. Adverse social effects arise from the site's poor accessibility to local services. Some potential adverse environmental effects occur in relation to biodiversity but mitigation is possible. Significant adverse effects have been identified in relation to landscape, with few if any opportunities for mitigation, and in relation to impact on local distinctiveness. Likely harm to the significance of a heritage asset has been identified but mitigation is possible. Further adverse environmental effects relate to the loss of Grade 2 agricultural land. Some negative effects in relation to the transport network are capable of being mitigated but negative effects arise from the lack of pavements which does not encourage pedestrian access to services and a significant barrier to accessibility has been identified. Positive economic effects are realised by the provision of further employment land encouraging investment and supporting local business expansion.</p>									

Site Ref: HP8 (Employment): Land of Grey Thorn Lane (larger site), Hopperton

Recommendation: Not to allocate.

Table 7.256 Site HP8

Huby

7.73 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Huby Sites	
Site references	Reason for site rejection
HB1, HB2, HB3, HB4, HB5, HB6	Huby lies within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.

Table 7.257 Huby Sites

7.74 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: HB1 (Housing): Land at Holly Hill Farm, Huby									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R						Provision of affordable housing will help reduce social isolation. Potential for mixed uses. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	Y	DG	LG	?	R	R		Significant adverse effects on biodiversity. Likely to result in loss of trees/woodland and impact cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land. A major road lies close to the site.

Site Ref: HB1 (Housing): Land at Holly Hill Farm, Huby								
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N	Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG				Bus stop not within 400m. Wholly within Flood Zone 1	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would not involve the loss of grade 1,2 or 3.	
13. Protect and enhance the historic environment.	R						Development will harm significance of heritage asset which is not capable of mitigation.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	DG	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a number of parcels of agricultural land lying to the north west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified which can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, the negative impact on local distinctiveness and harm to the historic environment, adverse effects on biodiversity and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.258 Site HB1

Site Ref: HB2 (Housing): Land at Hunter's View, Huby								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	R	R	Poor accessibility to local services: but good accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R	Some potential adverse effects but mitigation possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	R	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: HB2 (Housing): Land at Hunter's View, Huby

Summary: The site comprises an area of land lying to the south west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to local services except rail services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.259 Site HB2

Site Ref: HB3 (Housing): Land at Merrybank Lane, Huby									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	O	R	R	R	R	R	R	Poor accessibility to local services: but good accessibility to rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	O		Some potential adverse effects - easy to mitigate for. Need not result in the loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O	N			Some transport and/or accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a field on the north western edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to local services except rail services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified, connectivity to cycle routes is poor and facilities for pedestrians poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those on the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land, negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.									

Site Ref: HB3 (Housing): Land at Merrybank Lane, Huby

Recommendation: Not to allocate

Table 7.260 Site HB3

Site Ref: HB4 (Housing): Land to the west of Harrogate Road, Huby								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	R	R	Poor accessibility to local services: but good accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	R	Some potential adverse effects but mitigation possible. Need not result in the loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	LG	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: HB4 (Housing): Land to the west of Harrogate Road, Huby

Summary: The site comprises an irregular shaped area of land lying between the A658 and Crag Lane. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to local services except rail services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the negative impact on local distinctiveness, harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.261 Site HB4

Site Ref: HB5 (Housing): Land to the east of Harrogate Road, Huby									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	R	R		Poor accessibility to local services: but good accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R		Some potential adverse effects - easy to mitigate for. Need not result in the loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	R		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: HB5 (Housing): Land to the east of Harrogate Road, Huby

Summary: The site lies between the A658 and the rail line and comprises two small fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to local services except rail services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of some Grade 3 agricultural land, negative impact on local distinctiveness, harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.262 Site HB5

Site Ref: HB6 (Housing): Land at Strait Lane, Huby									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R						Provision of affordable housing will help reduce social isolation. Potential for mixed uses. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	R	R	R	Poor accessibility to local services: but good accessibility to rail
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R		Significant adverse adverse effects on biodiversity. Likely to result in loss of trees/woodland that cannot be mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	O	LG	R		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	R								Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: HB6 (Housing): Land at Strait Lane, Huby

Summary: The site comprises a number of fields on the south western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except rail services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Negative environmental effects arise from the adverse effects on biodiversity, the loss trees, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.263 Site HB6

Ingerthorpe

7.75 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Ingerthorpe Sites	
Site references	Reason for site rejection
IG1	Ingerthorpe does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.264 Ingerthorpe Sites

7.76 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: IG1 (Housing): Land to the west of Farnley Grange, Ingerthorpe										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	Y	R			Poor accessibility to local services: but good accessibility to shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG		LG	?	Y	O			No adverse effects on biodiversity. Need not result in loss of trees/woodland. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.

Site Ref: IG1 (Housing): Land to the west of Farnley Grange, Ingerthorpe								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises part of a larger field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except shopping facilities and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified and impacts on local distinctiveness and historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the medium landscape sensitivity which does not have the capacity to accommodate development proposed.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.265 Site IG1

Killinghall

7.77 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Killinghall Sites	
Site references	Reason for site rejection
KL1, KL3, KL5, KL7, KL10, KL11, KL15, KL16, KL17	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
KL8, KL14	Site not well related to the existing pattern of development

Table 7.266 Killinghall Sites

7.78 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: KL1 (Housing): Field adjacent to Picking Croft Lane, Killinghall									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R		Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	R	R		Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.

Site Ref: KL1 (Housing): Field adjacent to Picking Croft Lane, Killinghall							
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG				Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N						No conservation area, designated or undesignated asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	Neutral.
15. Good quality employment opportunities available to all	n/a	n/a					Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a small field detached from the built up area of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but it is poor to rail services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>							
<p>Recommendation: Not to allocate</p>							

Table 7.267 Site KL1

Site Ref: KL3 (Housing): Land to the west of Ripon Road, Killinghall								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	O	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	N	?	R	R	Significant adverse adverse effects on biodiversity. Likely to result in loss of trees/woodland which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N		Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: KL3 (Housing): Land to the west of Ripon Road, Killinghall

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

Recommendation: Not to allocate

Table 7.268 Site KL3

Site Ref: KL5 (Housing): Land at Grainbeck Lane, Killinghall									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	O	R	R		Some accessibility to local services: but poor accessibility to rail services, secondary school, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	LG	?	R	R		Some potential adverse effects - easy to mitigate for. May result in the loss of existing woodland but mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	N		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N			Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N								No conservation area, designated or undesignated asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	N	N		Neutral.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: KL5 (Housing): Land at Grainbeck Lane, Killinghall

Summary: The site comprises a large field located on the south side of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services but it is poor to rail services, secondary school, shopping and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity and trees have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.269 Site KL5

Site Ref: KL7 (Housing): Land at Daleside Nurseries, Killinghall									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to existing play area/amenity open space/outdoor sports facilities.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	O	R	R		Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	LG	N	R	R		Some adverse effects identified but appropriate mitigation possible. Would result in the loss of trees and which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	Y	Y	R				Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	DG	DG	N					No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	R								Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: KL7 (Housing): Land at Daleside Nurseries, Killinghall

Summary: The site comprises a commercial nursery. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a GP and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.270 Site KL7

Site Ref: KL8 (Housing): Land at Old Nidd Bridge, Killinghall									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R		Poor accessibility to local services: but good accessibility to school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O		LG	?	O	O		Some potential adverse effects - easy to mitigate for. Likely to result in the loss of existing woodland which cannot be fully mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	DG	DG	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Convenient and safe pedestrian routes to services. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	ná	LG						Bus stop not 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	ná	ná							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: KL8 (Housing): Land at Old Nidd Bridge, Killinghall

Summary: The site is located to the north of the village but detached from it. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except a primary school which is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and pedestrian and cycle connections are good. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees and the high/medium landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.271 Site KL8

Site Ref: KL10 (Housing): Land east of A61, Killinghall										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	O	R	R			Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R			Some adverse effects identified but appropriate mitigation possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N				Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: KL10 (Housing): Land east of A61, Killinghall

Summary: The site comprises a field and lies on the south eastern edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a GP and the primary school which is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.272 Site KL10

Site Ref: KL11 (Housing): Land south west of A61, Killinghall										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	R								Can meet recreational needs of the area. Contains feature of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	LG	R	R			Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	O			Some adverse effects identified but appropriate mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O			O	N			Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	nā	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	nā	nā	nā	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	nā	nā								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises two fields lying on the south eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a GP and the primary school which is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated although there are poor cycle and pedestrian connections. Some adverse										

Site Ref: KL11 (Housing): Land south west of A61, Killinghall

effects on biodiversity have been identified but are capable of mitigation as are those on the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.273 Site KL11

Site Ref: KL14 (Mixed Use): Levens Farm, Killinghall									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	O		Some adverse effects identified but appropriate mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	N		Positive effects: Will result in clean up, of contaminated land. Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	DG								Positive effect on significance of a designated heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	DG	DG	N		Enables regeneration of unattractive area. Buildings capable of conversion. Potential for high quality design.
15. Good quality employment opportunities available to all	DG	?							Potential for mixed use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: KL14 (Mixed Use): Levens Farm, Killinghall

Summary: The site comprises a number of agricultural buildings. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the primary school which is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated although there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. The removal of the buildings currently on site would have positive effects on the historic environment and regeneration of an unattractive area. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.274 Site KL14

Site Ref: KL15 (Housing): High Warren Farm, Killinghall									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R						Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	R	R	R		Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	R	R		Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N			Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of agricultural land but not grade 1,2 or 3.
13. Protect and enhance the historic environment.	N								No conservation area, designated or undesignated asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	DG		Demolition required. Site screened out.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: KL15 (Housing): High Warren Farm, Killinghall

Summary: The site comprises a farmstead and agricultural land and is separated from the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school although this is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high/medium landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.275 Site KL15

Site Ref: KL16 (Housing): Warren Bank, Knox Mill Lane, Killinghall										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	O	R	R			Poor accessibility to local services: but good accessibility to GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	R	R			Some adverse effects identified but appropriate mitigation possible. Likely to result in the loss of ancient woodland, aged or veteran trees or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Buildings on site capable of conversion. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site comprises a property in substantial grounds. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services										

Site Ref: KL16 (Housing): Warren Bank, Knox Mill Lane, Killinghall

except a bus service and GP and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by cycle and pedestrian links. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high/medium landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.276 Site KL16

Site Ref: KL17 (Housing): Land to the north of Picking Croft Road, Killinghall										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	R			Some adverse effects identified but appropriate mitigation possible. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG		N			No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	nā	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	nā	nā	nā	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	nā									Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site includes parts of a number of fields. There are positive social effects in that the site is large enough to deliver some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the primary school though this is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by pedestrian links. Some adverse effects on biodiversity have been identified										

Site Ref: KL17 (Housing): Land to the north of Picking Croft Road, Killinghall

but are capable of mitigation as are those on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.277 Site KL17

Kirby Hill

7.79 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Kirby Hill Sites	
Site references	Reason for site rejection
KB2	Part of the site is within the development limit, the remainder comprises farm buildings, to be retained in that use
KB3, KB4	Impact on the form and layout of the village
KB5	This site was promoted as a new settlement. The site was rejected because it did not accord with the Growth Strategy. The site has not been promoted since the Issues and Options stage.
KB6	Two points of access would be required. The frontage of onto the public highway network is limited and may prove difficult to provide two points of access

Table 7.278 Kirby Hill Sites

7.80 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: KB2 (Housing): Land at Fairy Hill, Kirby Hill									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	O	DG	LG	?	O	O		Some potential adverse effects - easy to mitigate for. Likely to result in the loss of existing woodland which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.

Site Ref: KB2 (Housing): Land at Fairy Hill, Kirby Hill								
9. Minimal pollution levels.	N	O	O	?	R	R	N	<p>Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.</p> <p>Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.</p>
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	<p>No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Convenient and safe pedestrian routes to services. Severance is not a problem.</p>
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					<p>Bus stop within 400m. Wholly within Flood Zone 1.</p>
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					<p>All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.</p>
13. Protect and enhance the historic environment.	O							<p>Likely to harm significance of heritage asset but mitigation possible</p>
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N	<p>Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.</p>
15. Good quality employment opportunities available to all	n/a	n/a						<p>Site is only being proposed for residential development.</p>
16. Conditions for business success, economic growth and investment	LG							<p>Provision of affordable housing will help support existing businesses.</p>
<p>Summary: The site comprises a farmstead and part of a larger field on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and primary school although this is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and the site is well served by pedestrian links. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of local distinctiveness and historic environment. Negative environmental effects arise from the loss of Grade 1 agricultural land and woodland, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.279 Site KB2

Site Ref: KB3 (Housing): Land at Leeming Lane, Kirby Hill								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service and primary.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	O	O	Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	R	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N		Some transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

Site Ref: KB3 (Housing): Land at Leeming Lane, Kirby Hill

Summary: The site comprises a field on the north western edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and primary school although this is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation but cycle and pedestrian connections are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of local distinctiveness and historic environment. Negative environmental effects arise from the loss of Grade 1 agricultural land, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.280 Site KB3

Site Ref: KB4 (Housing): Land at The Crofts, Kirby Hill								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service and primary.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O	Some adverse effects identified but appropriate mitigation possible. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	R	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG	Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

Site Ref: KB4 (Housing): Land at The Crofts, Kirby Hill

Summary: The site is a large field lying between Leeming Lane (the B6265) and the A1(M). There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and primary school although this is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of local distinctiveness. Negative environmental effects arise from the loss of Grade 1 agricultural land, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.281 Site KB4

Site Ref: KB5 (New/Expanded Settlement): New settlement at Rooker Hill and Kirby Hill										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new/play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R			Some adverse effects identified but appropriate mitigation possible. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	R	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N	O			Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	DG			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: KB5 (New/Expanded Settlement): New settlement at Rooker Hill and Kirby Hill

Summary: The site comprises large areas of farmland and is located north of the Kirby Hill. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a primary school although this is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 1/2 agricultural land, potential impact on air quality, negative impact on local distinctiveness, harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.282 Site KB5

Site Ref: KB6 (Housing): Land at Church Banks, Kirby Hill								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new/play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	R	R	Some accessibility to local services but poor accessibility to rail, secondary school, GP, shopping facilities and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	LG	?	O	O	Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees - potential for woodland creation. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Medium/low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	R	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative affects: Potential impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 1 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N		Some transport and/or accessibility problems can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support local businesses.

Site Ref: KB6 (Housing): Land at Church Banks, Kirby Hill

Summary: The site is located at Church Banks adjacent to the southern boundary of Kirby Hill. Positive social effects arise as the site is large enough to provide a significant amount of affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and is large enough to accommodate a new facility, help meet a local shortfall and meet the recreational needs of the area. Some accessibility to local services but adverse effects arise from the local primary school being at or near capacity and likely to require expansion. Potential adverse effects on biodiversity are relatively easy to mitigate and the site is large enough to incorporate new natural greenspace and add to green infrastructure. There are limited opportunities to mitigate adverse landscape impacts, but adverse impacts in relation to impact on the significance of a heritage asset and on local distinctiveness are capable of mitigation. Adverse environmental effects arise from the loss of Grade 1 agricultural land and the potential impact of development on air quality. There is poor connectivity to cycling routes and some pedestrian access and safety issues.

Recommendation: Not to allocate.

Table 7.283 Site KB6

Kirk Deighton

7.81 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Kirk Deighton Sites	
Site references	Reason for site rejection
KD1, KD4, KD6, KD7	Kirk Deighton has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.284 Kirk Deighton Sites

7.82 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: KD1 (Housing): The Croft, Kirk Deighton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	Y		N	?	O	Y		Significant adverse adverse effects on biodiversity. Likely to result in loss of trees/woodland which can be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: able to accommodate development proposed but only mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	Y	O	R		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.

Site Ref: KD1 (Housing): The Croft, Kirk Deighton							
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG				Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N						No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a					Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises Croft Business Park. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although pedestrian connections are good, connectivity to cycle routes is poor. The landscape has the capacity to accommodate the development proposed but negative environmental effects arise from the loss of Grade 2 agricultural land and trees, adverse effects on biodiversity and the negative impact on local distinctiveness.</p>							
<p>Recommendation: Not to allocate</p>							

Table 7.285 Site KD1

Site Ref: KD4 (Housing): Land to the south west of Wetherby Road (northern site), Kirk Deighton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	O	O	Some potential adverse adverse effects on biodiversity that can be mitigated. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: KD4 (Housing): Land to the south west of Wetherby Road (northern site), Kirk Deighton

Summary: The site is part of a larger field lying to the north west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high/medium landscape sensitivity which has limited or no capacity to accommodate development proposed.

Recommendation: Not to allocate

Table 7.286 Site KD4

Site Ref: KD6 (Housing): Land at Scriftain Lane, Kirk Deighton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Poor accessibility to local services except bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	R	Y		N	?	LG	LG	Significant adverse adverse effects on biodiversity. Likely to result in loss of trees/woodland which can be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development.
9. Minimal pollution levels.	N	O	O	?	R	O	N	Positive effects:Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N		Significant transport and/or accessibility problems.Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to existing cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							Neutral impact
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Neutral impact
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: Not to allocate								

Site Ref: KD6 (Housing): Land at Scriftain Lane, Kirk Deighton

Recommendation: The site forms part of a larger field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to local services except for a bus service. There are transport/accessibility problems requiring mitigation and there are poor cycle and pedestrian connections. Negative environmental effects arise significant effects on biodiversity and the loss of agricultural land, though the site can accommodate some development with little harm to local distinctiveness or to the historic environment.

Table 7.287 Site KD6

Site Ref: KD7 (Mixed Use): Former service station, Kirk Deighton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG		N	?	LG	Y		Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in loss of woodland/ trees - potential for woodland creation. Environment Agency - impacts cannot be predicted at this stage. Medium/ low landscape sensitivity. Medium landscape capacity to accommodate development proposed - can be mitigated in part.
9. Minimal pollution levels.	DG	DG	Y	?	DG	O	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean up contaminated land. Unlikely to impact on air quality. No adverse effect on surface water and watercourses. Utilises brown field land. Negative effect: Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	DG	R	O	N			Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Good provision for cyclists. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	N								Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	N	DG		Site redevelopment enables regeneration of a visually unattractive area. Demolition of buildings would be required. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?							Mixed use development can be accommodated.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: KD7 (Mixed Use): Former service station, Kirk Deighton

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

Recommendation: Not to allocate.

Table 7.288 Site KD7

Kirk Hammerton

7.83 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Kirk Hammerton Sites	
Site references	Reason for site rejection
KH13, KH14, KH9	Access on to A59 would need careful review and assessment and may be problematical.
KH1	
KH5, KH7	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
KH6	This site lies within the broad location for growth for a new settlement at Green Hammerton/Cattal. The boundary, nature and form of the new settlement will be established in a separate New Settlement DPD.

Table 7.289 Kirk Hammerton Sites

7.84 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: KH1 (Housing): Carlton Fields, Kirk Hammerton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	LG	R	R	R	Y	R	Poor accessibility to local services: but good accessibility to bus service, rail and shopping..
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	LG	LG	Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development with appropriate mitigation.

Site Ref: KH1 (Housing): Carlton Fields, Kirk Hammerton										
9. Minimal pollution levels.	N	DG	O	?	O	Y	R			<p>Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land.</p> <p>Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road/railway lies close to site.</p>
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N			<p>Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.</p>
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							<p>Bus stop not within 400m. Wholly within Flood Zone 1.</p>
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							<p>All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.</p>
13. Protect and enhance the historic environment.	O									<p>Likely to harm significance of heritage asset but mitigation possible</p>
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N			<p>Negative impact on local distinctiveness.</p>
15. Good quality employment opportunities available to all	n/a	n/a								<p>Site is only being proposed for residential development.</p>
16. Conditions for business success, economic growth and investment	LG									<p>Provision of affordable housing as part of scheme encourages investment and local business expansion.</p>
<p>Summary: The site comprises a dwelling, various outbuildings an orchard and extensive garden/paddock and lies to the north east of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except bus and rail services and shopping facilities although the primary school is likely to have capacity. Significant transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on the historic environment and the landscape has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 3 agricultural land and the negative impact on local distinctiveness.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.290 Site KH1

Site Ref: KH5 (Housing): Land south of Crooked Lane, Kirk Hammerton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	DG	LG	R	R	R	R	Poor accessibility to local services: but good accessibility to rail and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	O	DG	N	?	R	R	No adverse effects on biodiversity. Likely to result in the loss of existing woodland which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N		Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	LG	R						Site is only being proposed for residential development. Loss of employment site.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site comprises part of a larger field. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except rail services and primary school which is likely to have capacity. Significant transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections.								

Site Ref: KH5 (Housing): Land south of Crooked Lane, Kirk Hammerton

No adverse effects on biodiversity have been identified and impacts on historic environment and local distinctiveness can be mitigated. Negative environmental effects arise from the loss of Grade 3 agricultural land, loss of trees and the high landscape sensitivity which has limited or no capacity to accommodate development. Negative economic effects would arise from the loss of an employment site.

Recommendation: Not to allocate

Table 7.291 Site KH5

Site Ref: KH6 (Housing): Land to the north of Station Road and south of York Road, Kirk Hammerton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	O	R	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service and rail.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	O	O	No adverse effects on biodiversity. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	LG		Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	DG	Redevelopment provides an opportunity for good quality design. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: This site forms part of an option for a new settlement. See Appendix 8a - Option 2.								

Site Ref: KH6 (Housing): Land to the north of Station Road and south of York Road, Kirk Hammerton

Recommendation: Further consideration within the context of a new settlement option.

Table 7.292 Site KH6

Site Ref: KH7 (Housing): Land north of York Road and west of Pool Lane, Kirk Hammerton									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable homes. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R		Poor accessibility to local services: but good accessibility to bus service and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	N	?	R	R		Some potential adverse effects - easy to mitigate for. Need not result in the loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N			Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG		Site screened out. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: KH7 (Housing): Land north of York Road and west of Pool Lane, Kirk Hammerton

Summary: The site comprises a large arable field to the north of the A59, detached from the main part of the settlement. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and primary school. Significant transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but can be mitigated. Negative environmental effects arise from the loss of Grade 3 agricultural land, the high landscape sensitivity which has limited or no capacity to accommodate development, potential impact on air quality and negative impact on local distinctiveness.

Recommendation: Not to allocate

Table 7.293 Site KH7

Site Ref: KH9 (Housing): Land adjacent to Geoffrey Benson & Son, York Road, Kirk Hammerton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	LG	R	R	R	Y	R	Poor accessibility to local services: but good accessibility to bus service, rail and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	DG	DG	Some potential adverse effects on biodiversity that can be mitigated. Need not result in loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Low landscape sensitivity: distinctive characteristics are robust. High landscape capacity: able to accommodate development with appropriate mitigation.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	R	Positive effects: Unlikely to have an impact on air quality. Neutral or slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N	Significant transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: KH9 (Housing): Land adjacent to Geoffrey Benson & Son, York Road, Kirk Hammerton

Summary: The site comprises a grassed plot lying adjacent and to the south of the A59. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus and rail service and primary school. Significant transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but can be mitigated as can those in respect of local distinctiveness and the historic environment and with appropriate mitigation the landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 3 agricultural land.

Recommendation: Not to allocate

Table 7.294 Site KH9

Site Ref: KH13 (Housing): Land adjacent to Hambleton Close, Kirk Hammerton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	Y	R	Poor accessibility to local services: but good accessibility to bus service, rail and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	Y	Some adverse effects on biodiversity - easy to mitigate Need not result in loss of trees Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed but only mitigated in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N		Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site to the south of the A59. There are positive social effects in that the site is large enough to deliver some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except a bus, rail service and shopping. Some transport/accessibility problems have been identified which are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but can be mitigated as can those in respect of local distinctiveness and the historic environment and with appropriate mitigation the landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of agricultural land.								

Site Ref: KH13 (Housing): Land adjacent to Hambleton Close, Kirk Hammerton

Recommendation: Not to allocate

Table 7.295 Site KH13

Site Ref: KH14 (Housing): Land at Sherwood House, York Road, Kirk Hammerton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	R	Y	R	Poor accessibility to local services: but good accessibility to bus service, rail and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	Y	Y	Some adverse effects on biodiversity - easy to mitigate. Potentially result in loss of trees but can be mitigated. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed but only mitigated in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road or railway lies close to site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N		Some transport and/or accessibility problems mitigated through developer funding. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to affect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	na	na						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site to the south of the A59. There are positive social effects in that the site is large enough to deliver some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except a bus, rail service and shopping. Some transport/accessibility problems have been identified which are capable of mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but can be mitigated as can those in respect of local distinctiveness. There is unlikely to be any affect on heritage assets and the historic environment and with appropriate mitigation the landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of agricultural land.								

Site Ref: KH14 (Housing): Land at Sherwood House, York Road, Kirk Hammerton

Recommendation: Not to allocate

Table 7.296 Site KH14

Kirkby Malzeard

7.85 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Kirkby Malzeard Sites	
Site references	Reason for site rejection
KM2, KM3, KM6	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.297 Kirkby Malzeard

7.86 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: KM2 (Housing): Land east of Galphay Road, Kirkby Malzeard										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not have features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	LG	DG	R			Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	R		LG	?	R	R			Some potential adverse effects on biodiversity that can be mitigated. Unlikely to result in loss of ancient woodland, aged or veteran trees or trees protected by TPO. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	DG	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Well served by existing cycle routes. Some pedestrian access and safety issues. Severance is not a problem.

Site Ref: KM2 (Housing): Land east of Galphay Road, Kirkby Malzeard								
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development. Loss of employment site.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises three fields lying on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the primary school is expected to have capacity. No transport/accessibility problems have been identified and although cycle connections are good, pedestrian routes are poor. Some adverse effects on biodiversity have been identified which are capable of mitigation as can those on the historic environment and local distinctiveness. Negative environmental effects arise from the loss of Grade 3 agricultural land and protected trees and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.298 Site KM2

Site Ref: KM3 (Housing): Land north of Ripon Road, Kirkby Malzeard								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not feature recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R	Some accessibility to local services: but poor accessibility to rail services, secondary school, GP, shopping and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O	Some potential adverse effects on biodiversity that can be mitigated. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	LG	O	O		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to existing cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Development will harm significance of heritage asset which is not capable of mitigation.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: KM3 (Housing): Land north of Ripon Road, Kirkby Malzeard

Summary: The site comprises a field lying to the east of but detached from the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school, GP and shopping facilities and employment and the primary school is expected to have capacity. No transport/accessibility problems have been identified and although cycle connections can be made, pedestrian routes are poor. Some adverse effects on biodiversity have been identified which are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, negative impact on local distinctiveness, harm to historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.299 Site KM3

Site Ref: KM6 (Housing): Land west of Galphay Road, Kirkby Malzeard									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	O	DG	R		Some accessibility to local services: but poor accessibility to rail services, secondary school and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	R	R		Some potential adverse effects but mitigation should be possible. Likely to result in the loss of protected woodland/trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: area has very limited capacity of accommodating development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	O	N			Negative effects: some adverse effects on watercourses. Positive effects: unlikely to have an impact on air quality, utilises brownfield land. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	O	O	N			No transport and/or accessibility impact problems. Good provision for cyclists. Some pedestrian access issues but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	R								Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N		Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: Greenfield site to the east of the village. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to play area/amenity open space, is large enough to help meet the recreation needs of the area and the local primary school is likely to have spare capacity. There is some accessibility to local services including a good quality bus service. Negative environmental effects are likely on biodiversity, landscape which can be mitigated. Mitigation opportunities are more limited with regard to the impact on the built heritage. There are no transport problems and/or accessibility access problems and provision for cyclists is good however there are some pedestrian access issues but these can be mitigated. Development would lead to the loss of some Grade 3 and 4 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.									
Recommendation: Not to allocate									

Table 7.300 Site KM6

Kirkby Overblow

7.87 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Kirkby Overblow Sites	
Site references	Reason for site rejection
KO2, KO3	Kirkby Overblow lies within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.

Table 7.301 Kirkby Overblow Sites

7.88 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: KO2 (Housing): Land to the rear of the Shoulder of Mutton, Kirkby Overblow								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	N	R						Not large enough to meet recreation needs of the area. Development will result in the loss of recreation facilities.
6. Local needs met locally.	R	R	DG	R	R	R	R	Poor accessibility to local services but good access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	Y	O	Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in loss of woodland/ trees. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium/low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	LG	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. No adverse effect on surface water and watercourses. Utilises brown field land. Negative effects: Loss of grade 3 agricultural land.

Site Ref: KO2 (Housing): Land to the rear of the Shoulder of Mutton, Kirkby Overblow								
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	R	N	Minor transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Significant barrier to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG				Bus stop within 400m. Wholly within Flood Zone 1	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R				All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.	
13. Protect and enhance the historic environment.	R						Likely to harm significance of heritage asset.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N	Site redevelopment enables regeneration of a visually unattractive area. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: The site is to the rear of the Shoulder of Mutton public house. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports but negative effects arise as development would result in loss of an existing recreation facility. Further negative social effects arise from the site's poor accessibility to local services, although there is good accessibility to the local primary school which is likely to have spare capacity. Some potential adverse effects on biodiversity but mitigation should be possible. Further adverse impacts on landscape with limited opportunities for mitigation. A significant barrier to accessibility is identified. Negative environmental impacts arise as development is likely to harm the significance of a heritage asset and impact on local distinctiveness but opportunities exist for the regeneration of a visually unattractive brownfield site.								
Recommendation: Not to allocate.								

Table 7.302 Site KO2

Site Ref: KO3 (Housing): Land at Ivy Farm, Kirkby Overblow									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R		Poor accessibility to local services but good access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O		Some potential adverse effects on biodiversity but mitigation should be possible. Need not result in loss of woodland/ trees The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity. Medium/low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	DG	DG	O	?	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean up contaminated land. Unlikely to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Utilises brown field land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N			Some transport and/or accessibility problems can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	R								Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	N		Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: KO3 (Housing): Land at Ivy Farm, Kirkby Overblow

Summary: The site includes Ivy Farm and land to the south. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Negative social effects arise from the site's poor accessibility to local services, although there is good accessibility to the local primary school which is likely to have spare capacity. Some potential adverse effects on biodiversity but mitigation should be possible. Further adverse impacts on landscape with limited opportunities for mitigation but the site is large enough to incorporate new natural green space and add to green infrastructure. Positive environmental effects arise as this is a brownfield site where contaminated land can be cleaned up. Some transport and/or accessibility problems can be addressed but there is poor connectivity to cycling routes. Further negative environmental effects occur as there is likely harm to the significance of a heritage asset and impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.303 Site KO3

Villages L - M

7.89 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Lingerfield Sites	
Site references	Reason for site rejection
LG1	Lingerfield does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.304 Lingerfield Sites

7.90 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Lingerfield

Site Ref: LG1 (Employment): Land south of Market Flat Lane, Lingerfield								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Proposed for employment.
2. Conditions and services to engender good health.	n/a							Proposed for employment.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N						Proposed for employment. Does not features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R	Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed for employment.
8. Biodiversity and importance of the natural environment.	R	LG	DG	LG	?	Y	LG	Significant adverse effect on biodiversity. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. High/medium landscape capacity: able to accommodate development and impact reduced through appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.

Site Ref: LG1 (Employment): Land south of Market Flat Lane, Lingerfield								
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R	N	Some transport and/or accessibility problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG				Bus stop not within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R				All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	Y						Unlikely to have impact on significance of heritage asset.	
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	LG							Proposed for employment.
16. Conditions for business success, economic growth and investment	DG	DG						Provision of employment will support local economy.
Summary: The site is a field lying immediately to the west of Nidd Valley Business Park. Some transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Negative impacts on local distinctiveness would be capable of mitigation and the landscape has the capacity to accommodate development. Negative environmental effects would result from the loss of Grade 3 agricultural land and significant adverse effects on biodiversity. There would be some landscape impacts as the capacity of the landscape to accommodate development has been assessed as medium/low. The provision of employment would result in positive economic effects.								
Recommendation: Not to allocate.								

Table 7.305 Site LG1

Little Ribston

7.91 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Little Ribston Sites	
Site references	Reason for site rejection
LR2	Little Ribston has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.306 Little Ribston Sites

7.92 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: LR2 (Housing): Land at Spofforth Lane, Little Ribston										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	R			Some potential adverse effects on biodiversity that can be mitigated. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.

Site Ref: LR2 (Housing): Land at Spofforth Lane, Little Ribston							
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N	Some transport and/or accessibility problems - can be mitigated Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	ná	DG				Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	R	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	ná	ná					Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG						Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises parts of two larger fields lying on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those on the historic environment. Negative environmental effects arise from the loss of Grade 2/3 agricultural land and protected trees, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>							
<p>Recommendation: Not to allocate</p>							

Table 7.307 Site LR2

Littlethorpe

7.93 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Littlethorpe Sites	
Site references	Reason for site rejection
LI2, LI3	Littlethorpe has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.308 Littlethorpe Sites

7.94 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: LI2 (Housing): Land at Orchard Lane, Littlethorpe									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	O	Poor accessibility to local services; but within walking distance of a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R		O	Some potential adverse effects on biodiversity requiring substantial mitigation. Need not result in loss of existing woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y		N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R			N	Some transport and/or accessibility mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Significant barriers to accessibility.

Site Ref: LI2 (Housing): Land at Orchard Lane, Littlethorpe								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development. Loss of employment site.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site includes part of a large field in agricultural use and the house, garden and agricultural buildings associated with Home Farm. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. Negative social effects arise from the poor accessibility to all local services except employment and the primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those in respect of local distinctiveness and the historic environment. Negative environmental impacts arise from the loss of Grade 3 agricultural land and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.309 Site LI2

Site Ref: LI3 (Housing): Land at Railway View, Littlethorpe									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Y	Poor accessibility to local services; but within walking distance of a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O		Some potential adverse effects on biodiversity - mitigation should be possible. Need not lead to loss of woodland/trees. High/medium landscape sensitivity - limited opportunities for mitigation. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to impact on achievement of Air Quality objectives. Negative effects: Some adverse effects on nearby water courses but mitigation possible. Loss of greenfield site/Grade 3 Agricultural land. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N			Some transport/accessibility related problems but can be addressed. Lack of pedestrian facilities. Severance is an issue. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y								Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion
Summary: The site is a field in agricultural use lying slightly lower than the surrounding land and surrounded by mature trees and hedgerows. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. There is poor accessibility to local services except being within walking distance of major employment. There are some adverse effects on the natural environment which can be mitigated. There are unlikely to be any adverse effects on the built heritage and those on local distinctiveness can be mitigated. There are some transport problems which can be mitigated and provision for pedestrians is poor. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.									
Recommendation: Not to allocate									

Table 7.310 Site LI3

Site Ref: LI4 (Housing): Land north west of Little Crossing, Littlethorpe Lane, Littlethorpe								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	Y	Poor accessibility to local services; but within walking distance of a major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	LG	Y	Some potential adverse effects on biodiversity - mitigation should be possible. Need not lead to loss of woodland/trees. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: area capable of accommodating development with mitigation in part. Environment Agency - impacts cannot be predicted at this stage.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N	Positive effects: Unlikely to impact on achievement of Air Quality objectives. Negative effects: Neutral or slight effects on nearby water courses. Loss of greenfield site/Grade 3 Agricultural land. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R		N	Some transport/accessibility related problems but can be addressed. Lack of pedestrian facilities. Severance is an issue. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y							Unlikely to have effect on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N	Demolition of buildings or structures required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion
Summary: Greenfield site to the north of the village. Positive social effects are that the site is large enough to deliver affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and the local primary school is also likely to have spare capacity. The site is not large enough to help meet the recreation needs of the area. There is poor accessibility to local services except being within walking distance of major employment. There are some adverse effects on the natural environment which can be mitigated. There are unlikely to be any adverse effects on the built heritage and those on local distinctiveness can be mitigated. There are some transport problems which can be mitigated and provision for pedestrians is poor. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion								
Recommendation: Not to allocate								

Table 7.311 Site LI4

Long Marston

7.95 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Long Marston Sites	
Site references	Reason for site rejection
LM1, LM2, LM3, LM4, LM5	Long Marston lies within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.

Table 7.312 Long Marston Sites

7.96 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: LM1 (Housing): Land north of York Road, Long Marston									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	O		N	?	O	R		Some potential adverse effects on biodiversity requiring substantial mitigation. Likely to result in loss of existing woodland or trees that cannot be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N		No transport and/or accessibility mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.

Site Ref: LM1 (Housing): Land north of York Road, Long Marston								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises parts of two fields adjoining the north eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except a bus service and primary school although this is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of the historic environment. Negative environmental effects arise from the loss of Grade 2 agricultural land and protected trees, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.313 Site LM1

Site Ref: LM2 (Housing): Land south of Old Lane, Long Marston									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	LG		Some potential adverse effects on biodiversity - mitigation should be possible. Need not result in loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. High/medium landscape capacity: able to accommodate development and detriment reduced with mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N		Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a paddock. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is poor accessibility to all local services except a bus service and primary school although this is likely to have capacity. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of the historic environment and local distinctiveness. The landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land.</p>									

Site Ref: LM2 (Housing): Land south of Old Lane, Long Marston

Recommendation: Not to allocate

Table 7.314 Site LM2

Site Ref: LM3 (Housing): Land south of Wetherby Road, Long Marston										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	LG	?	Y	Y			No adverse effects on biodiversity. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development and opportunities may be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport and/or accessibility but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have impact on significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation and improvement.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: LM3 (Housing): Land south of Wetherby Road, Long Marston

Summary: The site comprises part of a larger field to the south west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except a bus service and primary school although this is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated although there are poor cycle and pedestrian connections. No adverse effects on biodiversity or the historic environment have been identified and negative impacts on local distinctiveness are capable of mitigation. The landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2.

Recommendation: Not to allocate

Table 7.315 Site LM3

Site Ref: LM4 (Housing): Land south of B1224 Wetherby Road, Long Marston										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	Y			No adverse effects on biodiversity. Need not result in loss of existing woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development and opportunities may be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N			Significant transport and/or accessibility mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises part of a larger field to the south west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except a bus service and primary school although this is likely to have capacity. Significant transport/accessibility problems have been identified but these can be mitigated although there are poor cycle and pedestrian connections. No adverse effects on biodiversity but there is likely to be harm to the historic environment and negative impacts on local distinctiveness. The landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land.</p>										

Site Ref: LM4 (Housing): Land south of B1224 Wetherby Road, Long Marston

Recommendation: Not to allocate

Table 7.316 Site LM4

Site Ref: LM5 (Housing): Land between Angram Road and York Road, Long Marston								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R	Some accessibility to local services but poor accessibility to rail, secondary school, GP, shopping facilities and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	Y	O	Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium/low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of greenfield land. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O			Some transport and/or accessibility problems can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

Site Ref: LM5 (Housing): Land between Angram Road and York Road, Long Marston

Summary: The site is located between Angram Road and York Road. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Some accessibility to local services including the local primary school which is likely to have spare capacity. Potential adverse effects on biodiversity are identified but mitigation is possible and the site is large enough to incorporate new natural greenspace and add to green infrastructure. Adverse landscape effects are identified with limited opportunities for mitigation. Transport and/or accessibility problems can be addressed but there is poor connectivity to cycling routes and a lack of pavements does not encourage pedestrian access to local services. Some adverse environmental effects are shown with likely harm to the significance of a heritage asset but mitigation is possible. Further negative effects arise in relation a negative impact on local distinctiveness.

Recommendation: Not to allocate.

Table 7.317 Site LM5

Low Laithe

7.97 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Low Laithe Sites	
Site references	Reason for site rejection
LL1, LL2	Low Laithe does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.318 Low Laithe Sites

7.98 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: LL1 (Housing or employment): Low Laithe Trout Farm, Low Laithe										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	LG		Poor accessibility to local services: but good accessibility to bus service and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	R	Y		LG	?	R	R			Significant adverse effects on biodiversity. May result in loss of woodland or trees but can be mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	R	?	Y	LG	N			Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Very adverse effects on nearby watercourses - mitigation unlikely. Would involve the loss of some greenfield land. Would not involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N			Some transport and/or accessibility but mitigation possible through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.

Site Ref: LL1 (Housing or employment): Low Laithe Trout Farm, Low Laithe										
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	ná	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	Y									Unlikely to affect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	R	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	R	R								Loss of employment site. Loss of employment site accessible by public transport.
16. Conditions for business success, economic growth and investment	DG									Provision of employment will support local economy.
<p>Summary: The site is located to the south of Low Laithe, a little distance away from the existing built form of the settlement, which has been partly used as a trout farm. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on site provision. Negative social effects arise from the poor accessibility to all local services except a bus service and employment although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation although there are poor cycle and pedestrian connections. The loss of trees and impact on local distinctiveness are capable of mitigation. Negative environmental effects arise from the significant adverse effects on biodiversity and watercourses and the high landscape sensitivity which has limited or no capacity to accommodate development. The site is being proposed for either housing or employment development: the former would result in negative economic effects as it would involve the loss of an existing employment site.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.319 Site LL1

Site Ref: LL2 (Housing): Benson Field, Low Laithe										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Y		Poor accessibility to local services: but good accessibility to bus service and major employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	R	Y		LG	?	R	R			Significant adverse effects on biodiversity. May result in loss of woodland or trees but can be mitigated. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport and/or accessibility but mitigation possible through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Prominence of site will have a negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a field on the north western edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on site provision. Negative social effects arise from the poor accessibility to all local services except a bus service and employment although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation although there are poor cycle and pedestrian connections. The loss of trees and impact on a heritage asset are capable of mitigation. Negative environmental effects arise from the significant adverse effects on biodiversity, negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>										

Site Ref: LL2 (Housing): Benson Field, Low Laithe

Recommendation: Not to allocate

Table 7.320 Site LL2

Lower Dunsforth

7.99 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Lower Dunsforth Sites	
Site references	Reason for site rejection
LD1, LD2	Bickerton does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.321 Lower Dunsforth Sites

7.100 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: LD1 (Housing): Greenfield Farm, Lower Dunsforth									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	O		No adverse effects on biodiversity. Need not result in loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development without detriment and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	Y	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.

Site Ref: LD1 (Housing): Greenfield Farm, Lower Dunsforth										
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	ná	R							Bus stop not within 400m.50% or more within Flood Zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	R	R	N			Demolition of buildings would be required. Prominence of site will have a negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	ná	ná								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site comprises a number of farm buildings on the southern side of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports and there are further negative social effects from the poor accessibility to all local services although the primary school is likely to have capacity. No transport/accessibility problems have been identified but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified and impacts on the historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and the medium landscape sensitivity which has limited or no capacity to accommodate development. Over half the site is also in an area at high risk of flooding.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.322 Site LD1

Site Ref: LD2 (Mixed Use): Radmoor, Lower Dunsforth										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Primary school at or near to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R			Some potential effects on biodiversity. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	O	O	N				Some transport and/or accessibility problems which developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	R							Bus stop not within 400m.50% or more within Flood Zone 3.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	R	DG			Demolition of buildings would be required. Prominence of site will have a negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: LD2 (Mixed Use): Radmoor, Lower Dunsforth

Summary: The site comprises fields and house/buildings and lies to the south of but detached from the edge of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on site provision. There are further negative social effects from the poor accessibility to all local services although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but these can be mitigated although there are poor cycle and pedestrian connections. Impacts on the historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity, the negative impact on local distinctiveness and the high landscape sensitivity which has limited or no capacity to accommodate development. Over half the site is also in an area at high risk of flooding.

Recommendation: Not to allocate

Table 7.323 Site LD2

Markington

7.101 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Markington Sites	
Site references	Reason for site rejection
MK1,	This sites was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.324 Markington Sites

7.102 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: MK1 (Housing): Land adjacent to Brook House, Westerns Lane, Markington										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	Y	R			Poor local accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require expansion.
8. Biodiversity and importance of the natural environment.	R	O		LG	?	O	R			Significant adverse on biodiversity. Likely to result in the loss of woodland/trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. There is a public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: key characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development and few mitigation opportunities.
9. Minimal pollution levels.	N	DG	R	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Very adverse effects on nearby watercourses - mitigation unlikely. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.

Site Ref: MK1 (Housing): Land adjacent to Brook House, Westerns Lane, Markington								
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R	N	Significant transport and/or accessibility impact problem requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Lack of pavements does not encourage pedestrian access to local services. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	Y				Bus stop within 400m. Up to 50% within Flood Zone 1	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
Summary: The site comprises a predominately wooded area lying on the northern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to local services except shopping and primary school but this at or near capacity and likely to require expansion. Some adverse impacts on local distinctiveness and the historic environment have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and trees, the adverse effects on biodiversity and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.								
Recommendation: Not to allocate								

Table 7.325 Site MK1

Marton le Moor

7.103 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Marton le Moor Sites	
Site references	Reason for site rejection
ML1, ML2, ML3	Marton le Moor has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.326 Marton le Moor Sites

7.104 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: ML1 (Housing): The Paddock, Marton-le-Moor									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R		Poor local accessibility to local services except bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	O		No adverse effects on biodiversity. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development without detriment and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	O	O	N		Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R		N		Some transport and/or accessibility problems, but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Significance barrier to accessibility.

Site Ref: ML1 (Housing): The Paddock, Marton-le-Moor								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N	Demolition of structures would be required Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a paddock between Whitegate Lane and Chapel Lane with a bungalow on the northern road frontage. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections. No adverse effects on biodiversity have been identified and impacts on local distinctiveness and historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the medium landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.327 Site ML1

Site Ref: ML2 (Housing): Land east of Cana Lane, Marton le Moor										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services except bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	DG		LG	?	Y	O			No adverse effects on biodiversity. Need not result in the loss of trees and potential for significant woodland creation on site. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development without detriment and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield Loss of grade 1, 2 or 3 agricultural land
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R		N			Some transport/and accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of structures would be required. Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site is rectangular in shape adjoining Cana Lane to the west at the northern edge of the settlement. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation but there are poor cycle and pedestrian connections and there is a significant barrier to accessibility. No adverse effects on biodiversity have been identified and impacts on local distinctiveness and historic environment are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land and the medium landscape sensitivity which has limited or no capacity to accommodate development.</p>										

Site Ref: ML2 (Housing): Land east of Cana Lane, Marton le Moor

Recommendation: Not to allocate.

Table 7.328 Site ML2

Site Ref: ML3 (Housing): Land at Chapel Lane, Marton le Moor										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require extension.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	R		Poor accessibility to local services except bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and may require extension.
8. Biodiversity and importance of the natural environment.	DG	LG	N	?	R	O				No adverse effects on biodiversity. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity:area not capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Unlikely to have an impact on air quality Some adverse effects on watercourses, Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. 100% greenfield Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R	N				Some transport/and accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Poor provision for pedestrians. Significance barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: Paddock to the south of the village. Positive social effects are that the site is large enough to affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service. There are some adverse effects on the built and natural environment but mitigation should be possible. There are some transport problems which can be mitigated however existing provision for cyclists and pedestrians is poor. Development would lead to the loss of Grade 2 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: ML3 (Housing): Land at Chapel Lane, Marton le Moor

Recommendation: Not to allocate

Table 7.329 Site ML3

Marton cum Grafton

7.105 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Marton cum Grafton Sites	
Site references	Reason for site rejection
MG1, MG3, MG4, MG5, MG6	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
MG2	Small site within the development limit that could come forward under existing planning policies

Table 7.330 Marton cum Grafton

7.106 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: MG1 (Housing): Yew Tree Farm, Marton									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	DG	R		Poor local accessibility to local services except bus services, primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R		Some potential adverse affects - mitigation should be possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity:area has limited capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Negative effects: Some adverse effects on watercourses, 100% greenfield, would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N		Some transport/and accessibility problems but can be addressed. Poor provision for cyclists. Poor provision for pedestrians. Increased public transport provision and extension of services cannot be predicted at this stage. Significance barrier to accessibility.

Site Ref: MG1 (Housing): Yew Tree Farm, Marton										
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings on site capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .
<p>Summary: Large farmstead located on the southern edge of the village. Positive social effects are that the site is large enough to provide a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to a bus route with a good quality bus service, primary school and local shopping. There are some adverse effects on the built and natural environment but mitigation should be possible, although more limited for the historic environment. There are buildings on site that are capable of conversion. There are some transport problems which can be mitigated however existing provision for cyclists and pedestrians is poor. Development would lead to the loss of Grade 2 and 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										
<p>Recommendation: Not to allocate</p>										

Table 7.331 Site MG1

Site Ref: MG2 (Housing): Land to the rear of Hill Top, Main Street, Marton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	DG	R	Poor accessibility to local services: but good accessibility to bus service, primary school and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	O	O	Some potential effects on biodiversity. Need not result in loss of existing woodland. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development without detriment and mitigation opportunities limited.
9. Minimal pollution levels.	DG	DG	Y	?	DG	Y	N	Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	O	O		N	Some transport/and accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	Y							Unlikely to affect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N	Provides for regeneration of unattractive area. Demolition of buildings required. Provides opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .

Site Ref: MG2 (Housing): Land to the rear of Hill Top, Main Street, Marton

Summary: The site comprises former Yorkshire Water operational land. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is poor accessibility to local services except a bus service, shopping facilities and primary school although this is likely to have spare capacity. Some transport/accessibility problems have been identified which can be mitigated but there are poor cycle and pedestrian connections. Development would provide for the regeneration of an unattractive area but negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.332 Site MG2

Site Ref: MG3 (Housing): Prospect Farm, Grafton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school unlikely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	R			Some potential effects on biodiversity. Need not result in loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	DG	DG	N				Some transport/and accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings / structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: MG3 (Housing): Prospect Farm, Grafton

Summary: This site comprises land and buildings associated with Prospect Farm and part of a larger grass field and a small paddock. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to local services except a bus service and primary school. Some transport/accessibility problems have been identified which can be mitigated and although pedestrian connections are good, connectivity to cycle routes is poor. Impacts on local distinctiveness and historic environment can be mitigated but negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.333 Site MG3

Site Ref: MG4 (Housing): Land south of Stockfield Lane, Grafton									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	R		Some potential effects on biodiversity. Need not result in loss of existing woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N	R		Some transport/and accessibility problems but can be addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N		Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a							Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses .
Summary: The site comprises two small grassed fields at the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. There is poor accessibility to local services except a bus service and primary school. Some transport/accessibility problems have been identified which can be mitigated but there are poor cycle and pedestrian connections. Negative environmental effects arise from the loss of Grade 3 agricultural land, adverse effects on biodiversity, the negative impact on local distinctiveness and harm to the historic environment and the high/medium landscape sensitivity which has limited or no capacity to accommodate development.									

Site Ref: MG4 (Housing): Land south of Stockfield Lane, Grafton

Recommendation: Not to allocate

Table 7.334 Site MG4

Site Ref: MG5 (Housing): Land east of Reas Lane, Marton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	Y	R			Poor accessibility to local services: but good accessibility to bus service, primary school and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R			Some potential effects on biodiversity - substantial mitigation to enable development. Need not result in loss of existing woodland. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	O	N				Some transport/and accessibility problems but can be addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: MG5 (Housing): Land east of Reas Lane, Marton

Summary: The site comprises two fields on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to local services except a bus service, shopping facilities and primary school. Some transport/accessibility problems have been identified which can be mitigated but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.335 Site MG5

Site Ref: MG6 (Housing): Land north of Braimber Lane, Marton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	Y	R			Poor local accessibility to local services except primary school and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	O	O			Significant adverse effects. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: area has limited capacity to accommodate development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Negative effects: Some adverse effects on watercourses, 100% greenfield, would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N			Some transport/and accessibility problems but can be addressed. Poor provision for cyclists. Poor provision for pedestrians. Increased public transport provision and extension of services cannot be predicted at this stage. Significance barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m but may be potential for improvement. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Demolition of buildings would be required. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Greenfield site at the south-western edge of the village. Positive social effects are that the site is large enough to provide affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. The local primary school is also likely to have spare capacity. Whilst there is poor accessibility to some local services there is good accessibility to the primary school and local shopping facilities. There are some adverse effects on the built and natural environment and mitigation opportunities may be limited, however the site is large enough to incorporate new natural green space and add to green infrastructure. There are some transport problems which can be mitigated however existing provision for cyclists and pedestrians is poor. Development would lead to the loss of Grade 2 and 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.										

Site Ref: MG6 (Housing): Land north of Braimber Lane, Marton

Recommendation: Site includes draft allocation MG7.

Table 7.336 Site MG6

Melmerby

7.107 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Melmerby Sites	
Site references	Reason for site rejection
MB1	Melmerby has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off
MB2	This lies adjacent to Barker Business Park and is included in Draft Allocation MB8 for employment purposes
MB7	This site lies to the south of Barker Business Park. Additional land has already been allocated at MB8 and further allocations were not required.

Table 7.337 Melmerby Sites

7.108 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: MB1 (Housing): Land west of Melmerby Green Lane, Melmerby									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Site not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	LG		Poor accessibility to local services; but accessible to nearest major employment area.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	O	O		Some potential adverse effects but mitigation should be possible. Loss of ancient woodland/aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - some capacity for development but limited opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to impact on air quality. Surface water effects but can be mitigated. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Loss of green field site/50%+ Grade 2 agricultural land.

Site Ref: MB1 (Housing): Land west of Melmerby Green Lane, Melmerby								
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N		Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Lack of pavements/facilities for pedestrians.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	ná	DG					Not within 400m of bus stop (50+ dwellings). Wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	DG	N	Site redevelopment provides an opportunity for high quality design.
15. Good quality employment opportunities available to all	ná	ná						Site is only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion
Summary: The site lies at the southern entrance to the village on the edge of the built up area. Some potential adverse environmental effects but mitigation should be possible, including the provision of new natural green space, adding to green infrastructure. However, development would result in the loss of ancient woodland/aged or veteran trees and/or trees protected by TPO and the loss of Grade 2 agricultural land. In relation to positive social effects the site will allow affordable housing to be provided reducing social isolation, and the local primary school is likely to have spare capacity. The site is also accessible open space/outdoor sports facilities and can help meet the needs of the local area. The site has poor accessibility to local services, but is accessible to a major employment area. Provision of affordable housing will encourage investment and local business expansion having positive economic effects.								
Recommendation: Not to allocate								

Table 7.338 Site MB1

Site Ref: MB2 (Employment): Land west of Barker Business Park, Melmerby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	n/a	n/a								Proposed for employment.
2. Conditions and services to engender good health.	n/a									Proposed for employment.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a									Proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N								Proposed for employment. Does not include features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	LG		Poor accessibility to local services: but good accessibility to employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	DG		LG	?	O	Y			Some potential adverse effects but mitigation should be possible. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity - some capacity for development but limited opportunities for mitigation. Medium landscape capacity - some capacity for development but mitigation only in part.
9. Minimal pollution levels.	N	DG	O	?	DG	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Utilises brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land. Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O		N			Significant transport/and accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Not within 400m of bus stop (50+dwelling). Wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 3 agricultural land.
13. Protect and enhance the historic environment.	N									There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	N	N			Provides for regeneration of unattractive area. Demolition of buildings/structures required.
15. Good quality employment opportunities available to all	LG	?								Proposed for employment.
16. Conditions for business success, economic growth and investment	DG									Provision of employment will support local economy.
Summary: The site lies to the west of an existing business park. Additional employment use will bring positive social effects such as training and apprenticeship opportunities. Whilst there is poor accessibility to local services the site adjoins a major area of employment. Some adverse effects on the natural environment but mitigation is possible. There are negative effects in relation to the loss of Grade 3 agricultural land but no adverse effects on the built environment and positive effects as development provides the opportunity for regeneration. Positive economic effects are realised by the provision of further employment land encouraging investment and supporting local business expansion.										

Site Ref: MB2 (Employment): Land west of Barker Business Park, Melmerby

Recommendation: Not to allocate.

Table 7.339 Site MB2

Site Ref: MB7 (Employment): Land south and west of Barker Business Park, Melmerby								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Site is being proposed for employment use.
2. Conditions and services to engender good health.	n/a							Site is being proposed for employment use.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a	N						Site is being proposed for employment use.
6. Local needs met locally.	Y	R	R	R	R	R	LG	Some accessibility to local services but poor accessibility to rail, primary and secondary school, GP and shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	O	O	Some potential adverse effects on biodiversity but relatively easy to mitigate. May result in the loss of woodland or trees - mitigation possible. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to impact on air quality. Some adverse effect on surface water and watercourses - mitigation possible. Loss of greenfield site. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N		Some transport and/or accessibility problems can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG	Negative impact on local distinctiveness but opportunities for mitigation and improvement. Mixed use could be accommodated on the site.
15. Good quality employment opportunities available to all	LG	DG						Site is being proposed for employment use. Within 800m of a bus stop where service frequency enables commuting by bus for work.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will support local business expansion
Summary: The site lies to the south and west of Barker Business Park. There are positive economic and social effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. The site is also within 800m of a bus stop where service frequency enables commuting by bus for work, but there is poor access to local services. Some potential adverse environmental effects on biodiversity, including the loss of trees, but these are relatively easy to mitigate and the site is large enough to incorporate new natural green space and add to green infrastructure. Adverse landscape impacts are identified with limited opportunities for mitigation. Further negative environmental impacts arise from the likely harm to the significance of a heritage asset and negative impact on local distinctiveness but there are opportunities for mitigation and improvement. Some transport and accessibility problems can be addressed but a significant barrier to accessibility is identified and there is poor accessibility to cycle routes and some pedestrian safety and access issues.								

Site Ref: MB7 (Employment): Land south and west of Barker Business Park, Melmerby

Recommendation: Not to allocate.

Table 7.340 Site MB7

Middleton Quernhow

7.109 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Middleton Quernhow Sites	
Site references	Reason for site rejection
MQ1	Middleton Quernhow does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.341 Middleton Quernhow Sites

7.110 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: MQ1 (Housing): Land at Middleton Quernhow										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Site not accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	O		N	?	R	R			Some potential adverse effects but substantial mitigation should enable development. Likely to result in loss of trees which cannot be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	O	N				Some transport/and accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes for cyclists. Lack of pavements does not encourage pedestrian access. Severance can be overcome.

Site Ref: MQ1 (Housing): Land at Middleton Quernhow								
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Not within 400m of bus stop (50+ dwellings). Wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset and mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	DG	R	N	Provides for regeneration of unattractive area. Buildings / structures capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
<p>Summary: The site comprises three separate parcels of land lying to the west, north and east of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services although the primary school is likely to have capacity. Some transport/accessibility problems have been identified but can be mitigated but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.342 Site MQ1

Minskip

7.111 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Minskip Sites	
Site references	Reason for site rejection
MS1, MS2, MS4, MS5, MS6	Minskip has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.343 Minskip Sites

7.112 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: MS1 (Housing): Springbank Works, Minskip									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	R	R		Poor accessibility to local services: but good accessibility to bus service and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	O		N	?	R	R		Some potential adverse effects but mitigation should be possible. Likely to result in the loss of trees which cannot be fully mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	O	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O		N		Some transport/and accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access and safety issues. Lack of pavements does not encourage pedestrian access. Severance can be overcome.

Site Ref: MS1 (Housing): Springbank Works, Minskip								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Utilises brownfield land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N	Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	R	n/a						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	R							Provision of affordable housing will help support existing businesses.
<p>Summary: The site lies on the eastern side of the village and comprises a brick cottage and garage on the road frontage with industrial premises to the rear of this and a rectangular field beyond. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and secondary school and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but these can be mitigated although cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
Recommendation: Not to allocate								

Table 7.344 Site MS1

Site Ref: MS2 (Housing): Land at Grange Farm, Minskip										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	O		Poor accessibility to local services: but good accessibility to bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R			Some potential adverse effects requiring substantial mitigation. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport/and accessibility problems that can be addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity for cyclists. Some pedestrian access issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land. loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: MS2 (Housing): Land at Grange Farm, Minskip

Summary: The site comprises farm buildings and a large paddock to the rear on the western side of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and employment and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but these can be mitigated although cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the impacts on local distinctiveness and the historic environment. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.345 Site MS2

Site Ref: MS4 (Mixed Use): Land north of Aldborough Gate, Minskip										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	R	R			Poor accessibility to local services: but good accessibility to bus service and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	R	R			No adverse effects on biodiversity. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				No transport/accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access and safety issues. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage interest.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Site screened out.
15. Good quality employment opportunities available to all	n/a	DG								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: MS4 (Mixed Use): Land north of Aldborough Gate, Minskip

Summary: The site comprises a field detached from any settlement. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and secondary school and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although cycle and pedestrian links are poor. No adverse effects on biodiversity or the built environment have been identified. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.346 Site MS4

Site Ref: MS5 (Mixed Use): Land at junction of Aldborough Gate and Main Street, Minskip										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	O	R	R	R			Poor accessibility to local services: but good accessibility to bus service and secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	DG	DG	DG	LG	?	R	R			No adverse effects on biodiversity. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	R			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Some transport/accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues - mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage interest.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Site screened out.
15. Good quality employment opportunities available to all	DG	DG								Mixed use can be accommodated. Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: MS5 (Mixed Use): Land at junction of Aldborough Gate and Main Street, Minskip

Summary: The site comprises a field detached from any settlement. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and secondary school and the primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified although cycle and pedestrian links are poor. No adverse effects on biodiversity or the built environment have been identified. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and the high landscape sensitivity which has limited or no capacity to accommodate development.

Recommendation: Not to allocate

Table 7.347 Site MS5

Site Ref: MS6 (Housing): Land adjacent to Prospect Terrace, Minskip										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	DG	DG		LG	?	Y	Y			No adverse effects on biodiversity. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development which can be mitigated in part.
9. Minimal pollution levels.	N	DG	Y	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	O	N				Some transport/and accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Lack of pavements does not encourage pedestrian access. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to affect significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: MS6 (Housing): Land adjacent to Prospect Terrace, Minskip

Summary: The site comprises part of a larger field at the southernmost end of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but these can be mitigated although cycle and pedestrian links are poor. No adverse effects on biodiversity have been identified and negative impacts on local distinctiveness can be mitigated. The landscape has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate

Table 7.348 Site MS6

Villages N - R

7.113 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Nidd Sites	
Site references	Reason for site rejection
NI1	Nidd does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.349 Nidd Sites

7.114 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Nidd

Site Ref: NI1 (Mixed Use): Land off Nidd Hall Drive, Nidd										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses.. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R			Some potential effects on biodiversity but mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.

Site Ref: NI1 (Mixed Use): Land off Nidd Hall Drive, Nidd								
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R	N	Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG				Bus stop not within 400m. Site wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	R						Likely to harm significance of heritage asset and mitigation not possible.	
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	R	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
<p>Summary: This is a long narrow site that lies to the south of the Nidd Hall Hotel. There are positive social effects as the site size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and it can also meet the recreational needs of the area. The site has poor accessibility to local services and some transport/accessibility problems have been identified but these are capable of mitigation with poor provision for cyclists and pedestrians. Some potential effects on biodiversity have been identified but mitigation possible and the site is large enough to incorporate new natural greenspace though development is likely to lead to the loss of trees. The site has high landscape sensitivity and limited or no ability to accommodate development.</p> <p>The site comprises two fields adjoining the northern edge of the built up area of Harrogate. There are positive social effects in that the site site is accessible to a play area/amenity open space/outdoor sports and its size allows for affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Some transport/accessibility problems have been identified but these are capable of mitigation. The site has some accessibility to local services but this is poor for rail, secondary school, GP and shopping facilities and the local primary school is at or near capacity and likely to require expansion. There are some transport/accessibility effects but these can be mitigated and new cycle routes can be created. Negative environmental effects arise from the significant adverse effects on biodiversity, high sensitivity of the landscape which has limited or no capacity to accommodate development of the scale proposed, the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and likely harm to the historic environment which cannot be mitigated.</p>								
Recommendation: Not to allocate.								

Table 7.350 Site NI1

North Rigton

7.115 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

North Rigton Sites	
Site references	Reason for site rejection
NR1	North Rigton lies within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.

Table 7.351 North Rigton Sites

7.116 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: NR1 (Housing): Land at Rigton Hill and Beeston Lane, North Rigton									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	LG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R		Some potential adverse effects mitigation possible. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	Y	?	O	Y	N		Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.

Site Ref: NR1 (Housing): Land at Rigton Hill and Beeston Lane, North Rigton								
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	O	N	Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG				Bus stop within 400m. Site wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N	Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a						Site only proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
Summary: The site adjoins the northern edge of the village and comprises a single field. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services, but has poor accessibility to rail services, secondary schools, GP surgery, shopping and the nearest major area of employment. There are some potential adverse effects on biodiversity but mitigation possible and no trees need be lost. The site has high landscape sensitivity with limited ability to accommodate development. There are some transport and/or accessibility problems have been identified with poor provision for cyclists and pedestrians. Development is likely to harm the significance of a heritage asset but mitigation is possible.								
Recommendation: Not to allocate.								

Table 7.352 Site NR1

North Stainley

7.117 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

North Stainley Sites	
Site references	Reason for site rejection
NS1, NS2, NS4, NS5	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.353 North Stainley Sites

7.118 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: NS1 (Housing): Land south of A6108 and Shop Wood, North Stainley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contains features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R			Poor local accessibility to local services except primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	O	O			Significant adverse effects. Likely to result in loss of woodland or trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Negative effects: Some adverse effects on watercourses, 100% greenfield land, would involve the loss of grade 1, 2 or 3 agricultural land. Positive effects: Unlikely to impact on air quality Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	DG	DG	N				No transport or accessibility problems. Poor provision for cyclists. Convenient and safe pedestrian routes. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG							Bus stop within 400m. Site wholly within Flood Zone 1

Site Ref: NS1 (Housing): Land south of A6108 and Shop Wood, North Stainley								
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset and mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A greenfield site on the north-western edge of the village. Positive social effects relate to the provision of significant affordable housing, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. Negative social effects result from the limited accessibility to local services. Negative environmental effects relate to adverse impact on biodiversity and the likely loss of woodland. Although this loss cannot be fully mitigated, the site is large enough to incorporate an area of natural/semi natural green space including woodland. Whilst some harm has been identified in relation to local distinctiveness and the built heritage there are opportunities for mitigation and improvement. Development will lead to the loss of Grade 3 agricultural land. There are no transport and accessibility problems identified however there is poor provision for cyclists. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.354 Site NS1

Site Ref: NS2 (Housing): Land off A6108 opposite Lightwater Farmhouse, North Stainley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and can accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	O	DG	N	?	R	R			Some potential adverse effects which substantial mitigation should address. Likely to result in loss of woodland or trees - full mitigation not possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	R	DG	DG	N				No transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: NS2 (Housing): Land off A6108 opposite Lightwater Farmhouse, North Stainley

Summary: A greenfield site detached from and located to the south of the main built up extent of the village. Positive social effects relate to the provision of significant affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. Negative social effects result from the limited accessibility to local services. Negative environmental effects relate to adverse impact on biodiversity and the likely loss of woodland. Although this loss cannot be fully mitigated, the site is large enough to incorporate an area of natural/semi natural green space including woodland. The site has high landscape sensitivity with limited or no ability to accommodate development and few opportunities for mitigation. The site is likely to harm to local distinctiveness and the built heritage and mitigation is not possible. There are no transport and accessibility problems identified however there is poor provision for cyclists and pedestrians.

Recommendation: Not to allocate.

Table 7.355 Site NS2

Site Ref: NS4 (Employment): Former Piggery, Lightwater Farm, North Stainley									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	n/a	n/a							Site proposed for employment.
2. Conditions and services to engender good health.	n/a								Site proposed for employment.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Site proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N							Site proposed for employment. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Site proposed for employment. The site has poor accessibility to services.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R		Significant adverse effects mitigation possible. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	DG	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N		Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	O	N		Provides for regeneration of unattractive area. Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	LG	n/a							Site proposed for employment.
16. Conditions for business success, economic growth and investment	DG								Provision of employment will support local economy.

Site Ref: NS4 (Employment): Former Piggery, Lightwater Farm, North Stainley

Summary: A large site detached from and located south of the the main built up part of the village containing areas of hardstanding and several concrete structures. Development would have positive environmental effects through the regeneration of those parts of the site are derelict / unattractive area, however, overall there are significant negative environmental effects including those on biodiversity, the loss of trees and the limited landscape capacity to accommodate development though some mitigation is possible. There are some transport and accessibility problems and poor provision for cyclists and pedestrians. There would be positive economic effects through the provision of employment. It would have positive environmental effects through the use of brownfield land and would provide an opportunity for the regeneration of a derelict/unattractive site.

Recommendation: Not to allocate.

Table 7.356 Site NS4

Site Ref: NS5 (Housing): Land at Lightwater Farm, North Stainley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	LG	?	R	R			Some potential adverse effects mitigation possible. Likely to result in the loss of trees mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	O	DG	N				No transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access issues but mitigation possible. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings / structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: NS5 (Housing): Land at Lightwater Farm, North Stainley

Summary: A greenfield site detached from and located to the south of the main built up extent of the village. Positive social effects relate to the provision of significant affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities, the ability of the site to also meet the recreational needs of the area and the likely spare capacity of the local primary school. Negative social effects result from the poor accessibility to local services, except for the primary school. Negative environmental effects relate to adverse impact on biodiversity and the likely loss of woodland. Although this loss cannot be fully mitigated, the site is large enough to incorporate an area of natural/semi natural green space including woodland. The site has high landscape sensitivity with limited or no ability to accommodate development and few opportunities for mitigation. The site is likely to harm to local distinctiveness and the built heritage, though mitigation is possible. There are no transport and accessibility problems identified however there is poor provision for cyclists and some pedestrian access issues.

Recommendation: Not to allocate.

Table 7.357 Site NS5

Pannal

7.119 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Pannal Sites	
Site references	Reason for site rejection
PN1, PN7, PN8, PN13, PN14, PN16	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
PN2, PN3, PN4, PN5	These sites lie within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.
PN6	Site not well related to the built form of the settlement
PN9	Access concerns in respect of achieving visibility

Table 7.358 Pannal Sites

7.120 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: PN1 (Housing): Spring Lane, Pannal									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability	
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.	
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.	
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity.	
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.	
6. Local needs met locally.	Y	O	LG	R	LG	R	Y	Some accessibility to local services: good accessibility to bus service, rail, primary school, GP and employment.	
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local school at or near capacity.	
8. Biodiversity and importance of the natural environment.	O	DG		LG	?	O	Y	Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: area able to accommodate development but mitigation only in part.	

Site Ref: PN1 (Housing): Spring Lane, Pannal								
9. Minimal pollution levels.	N	DG	R	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Very adverse effects on nearby watercourses where mitigation unlikely. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N		Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	ná	LG					Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land
13. Protect and enhance the historic environment.	R							Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	R	R	N	Demolition of buildings / structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	ná	ná						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A greenfield site that lies on the opposite housing on Spring Lane to the north of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the poor accessibility to local services, except for the primary school, though this is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high/medium landscape sensitivity and capacity to accommodate development with mitigation. The site is likely to harm to local distinctiveness and the built heritage and mitigation is not possible. There are no significant transport and accessibility problems and poor provision for cyclists and pedestrian.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.359 Site PN1

Site Ref: PN2 (Housing): Walton Head, Pannal								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	DG	LG						Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG	DG						Accessible to play area/amenity open space/outdoor sports. Shortfall in the area and site is able to accommodate new play area.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG						Provision of affordable housing will help reduce social isolation. Potential for mixed uses on site.
5. Culture, leisure and recreation activities available to all.	DG	N						Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	LG	Poor accessibility to local services: good accessibility to bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R	Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road affects the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N	Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG	Negative impact on local distinctiveness but opportunities for mitigation. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

Site Ref: PN2 (Housing): Walton Head, Pannal

Summary: A large greenfield site that lies to the south of the village partly opposite the former Dunlopillo site that is now a commitment for housing and mixed development. Positive social effects relate to the provision of a significant amount affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. Negative social effects result from the poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high landscape sensitivity with limited or no capacity to accommodate development and few opportunities for mitigation. The site is likely to harm to local distinctiveness and the built heritage though mitigation is possible. There are some significant transport and accessibility problems but these can be addressed and there is also poor provision for cyclists and pedestrians.

Recommendation: Not to allocate

Table 7.360 Site PN2

Site Ref: PN3 (Mixed Use): Land south of Pannal, Phase 2										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	R	R	O	R	LG			Some accessibility to local services: good accessibility to bus service, rail, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O			Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road affects site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R		R	DG				Significant transport/and accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Screened out.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: PN3 (Mixed Use): Land south of Pannal, Phase 2

Summary: The site is located to the south of Pannal between the Harrogate - Leeds railway line and the A61 and to the south of the former Dunlopillo site that is now a commitment for housing and mixed development. Positive social effects relate to the provision of a significant amount affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has some accessibility to local services though the primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high landscape sensitivity and is not able to accommodate proposed development with few opportunities for mitigation. There are significant transport and accessibility problems requiring substantial mitigation with poor provision for cyclists and pedestrians.

Recommendation: Not to allocate

Table 7.361 Site PN3

Site Ref: PN4 (Housing): Land south of Pannal, Phase 3									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG							Accessible to play area/amenity open space/outdoor sports. Site can accommodate new sports facility.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG							Provision of affordable housing will help reduce social isolation. Potential for mixed uses.
5. Culture, leisure and recreation activities available to all.	DG	N							Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	Y	Some accessibility to local services: good accessibility to bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	R		Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road affects site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R		DG		Significant transport/and accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG						Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N								No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG		Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a							Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: PN4 (Housing): Land south of Pannal, Phase 3

Summary: The site is located some way to the south of Pannal between the Harrogate - Leeds railway line and the A61 and to the north of Burn Bridge Lane. Positive social effects relate to the provision of a significant amount affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has some accessibility to local services though the primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high landscape sensitivity with limited capacity to accommodate the proposed development with few opportunities for mitigation. There are significant transport and accessibility problems requiring substantial mitigation with poor provision for cyclists and pedestrians. There are positive economic benefits through the provision of mixed uses, including employment land.

Recommendation: Not to allocate

Table 7.362 Site PN4

Site Ref: PN5 (Employment): Land south of Pannal, Phase 4								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Site is being proposed for employment use.
2. Conditions and services to engender good health.	n/a							Site is being proposed for employment use.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Site is being proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a	N						Site is being proposed for employment use.
6. Local needs met locally.	DG	R	R	R	R	R	Y	Poor accessibility to local services: good accessibility to bus service and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	R	R	Some potential adverse effects on biodiversity which substantial mitigation should address. Need not result in loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R	Potential to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land. A major road affects site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	LG		Significant transport/and accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility. Opportunities to enhance rail facilities eg through improvements to access.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG	Mixed use can be accommodated.
15. Good quality employment opportunities available to all	LG	?						Suitable for employment/mixed use and public transport cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will support the local economy.
<p>Summary: The site is located some way to the south of Pannal between the Harrogate - Leeds railway line and the A61 adjacent to the Buttersyke Bar roundabout. Provision of an employment site will bring positive social and economic effects by supporting the local economy and may bring further positive benefits through the provision of training and apprenticeship opportunities. Whilst the site has poor accessibility to local services there are further positive social and economic effects as the site has good accessibility to employment and a bus service. Negative environmental effects arise as there are some potential adverse impacts on biodiversity but mitigation is possible. The site has high landscape sensitivity with limited or no capacity to accommodate the proposed development and there are few opportunities for mitigation. There are significant transport and accessibility problems requiring substantial mitigation with poor provision for cyclists and pedestrians. Positive economic and social effects occur as development of the site could provide opportunities to enhance rail facilities.</p>								

Site Ref: PN5 (Employment): Land south of Pannal, Phase 4

Recommendation: Not to allocate

Table 7.363 Site PN5

Site Ref: PN6 (Housing): Land adjoining Black Swan, Burn Bridge Road, Pannal										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	O	R	O			Poor accessibility to local services: good accessibility to primary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	O	O			Some potential adverse effects which substantial mitigation should address. Need not result in loss of woodland or trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	O		N			Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: PN6 (Housing): Land adjoining Black Swan, Burn Bridge Road, Pannal

Summary: The site is located to the west of Burn Bridge Road to the south of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has some accessibility to local services though the primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high landscape sensitivity with limited or no capacity to accommodate the proposed development with few opportunities for mitigation. There are significant transport and accessibility problems requiring substantial mitigation with poor provision for cyclists and pedestrians.

Recommendation: Not to allocate

Table 7.364 Site PN6

Site Ref: PN7 (Housing): Cross's Field, Hill Foot Lane, Pannal										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG		N	?	O	O			Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	R	R	R		N			Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site is located to the west of Burn Bridge Road to the east of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise as there is significant adverse impact on biodiversity. The site has high/medium landscape sensitivity with limited capacity to accommodate the proposed development and few opportunities for mitigation. There are some transport and accessibility problems requiring mitigation with poor provision for cyclists and pedestrians.</p>										

Site Ref: PN7 (Housing): Cross's Field, Hill Foot Lane, Pannal

Recommendation: Not to allocate

Table 7.365 Site PN7

Site Ref: PN8 (Housing): Land south of Hill Foot Lane, Pannal										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	O	O			Some potential adverse effects mitigation possible. Need not result in the loss of trees mitigation possible. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R		N			Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: PN8 (Housing): Land south of Hill Foot Lane, Pannal

Summary: The site is located to the south of Hill Foot Lane to the west of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site also has poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise as there are potential adverse impacts on biodiversity. The site has high / medium landscape sensitivity and no capacity to accommodate the proposed development with limited opportunities for mitigation. There are minor transport and accessibility problems which mitigation can address though there is poor provision for cyclists and pedestrians.

Recommendation: Not to allocate

Table 7.366 Site PN8

Site Ref: PN9 (Housing): Land north of Hill Foot Lane, Pannal									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	Y	Y		Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	R	R		N		Some transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	DG								Development likely to enhance significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N		Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a							Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site is located to the north of Hill Foot Lane to the west of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site has poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise as there are potential adverse impacts on biodiversity. The site has medium landscape sensitivity and has capacity to accommodate the proposed development with mitigation. There are some transport and accessibility problems which mitigation can address though there is poor provision for cyclists and pedestrians.</p>									

Site Ref: PN9 (Housing): Land north of Hill Foot Lane, Pannal

Recommendation: Not to allocate

Table 7.367 Site PN9

Site Ref: PN13 (Mixed Use): Land to the east and west of Leeds Road (larger site), Pannal									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG							Accessible to play area/amenity open space/outdoor sports. Shortfall in sports provision identified.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R						Provision of affordable housing will help reduce social isolation. Large site with potential for mixed uses. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	LG	R	R	O	DG	Y		Some accessibility to local services: but poor accessibility to secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG	DG	LG	?	R	O		Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R		Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	R	LG			Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG						Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG		Negative impact on local distinctiveness but opportunities for mitigation. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?							Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.

Site Ref: PN13 (Mixed Use): Land to the east and west of Leeds Road (larger site), Pannal

Summary: A large site situated to the east of the A61 Leeds Road between Pannal and Harrogate. Positive social effects relate to the provision of a significant amount of affordable housing, which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also meet the recreational needs of the area. The site has some accessibility to local services but poor accessibility to primary and secondary school, though the primary school is at or near capacity. Negative environmental effects arise as there are significant adverse impacts on biodiversity though the site is large enough to incorporate new natural greenspace. The site has high landscape sensitivity and has limited capacity to accommodate the proposed development and mitigation opportunities are limited. There are some transport and accessibility problems which mitigation can address, there is the ability to connect to cycle routes though there is poor provision for pedestrians.

Recommendation: Not to allocate

Table 7.368 Site PN13

Site Ref: PN14 (Housing): Land to the east and west of Leeds Road (smaller site), Pannal										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering significant affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports.Large enough to accommodate new outdoor sports facility to help meet identified need.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation.Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.Does not contains features of recreation or amenity value.
6. Local needs met locally.	DG	O	LG	R	O	Y	Y			Good accessibility to local services; poor accessibility to secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O			Some adverse effects on biodiversity - mitigation should be possible. Need not result in loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity; distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land. A major road / railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	R	LG				Some transport/and accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility. Site offers opportunity to enhance existing rail facilities.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	ná	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	ná	ná	ná	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.

Site Ref: PN14 (Housing): Land to the east and west of Leeds Road (smaller site), Pannal										
15. Good quality employment opportunities available to all	na	na								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site is situated to the east and west of the A61 Leeds Road on the northern edge of Pannal. Positive social effects relate to the provision of significant affordable housing which will also encourage investment and local business expansion, accessibility to play area/amenity open space/outdoor sports facilities and the ability of the site to also help meet the recreational needs of the area and accommodate new outdoor sports facilities. Positive social effects result from the good accessibility to local services, except for a secondary school. The local primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high/medium landscape sensitivity and capacity to accommodate development with mitigation. The site is likely to harm local distinctiveness and the built heritage and mitigation is not possible. There are no significant transport and accessibility problems but poor provision for cyclists and pedestrians and the site is divided by the A61 which creates a barrier between the two parts of the site. Proximity to Pannal station does however bring positive effects and the site offers the opportunity to enhance existing rail facilities. On balance it is considered that the positive social and economic effects outweigh harmful effects on the built environment.</p>										
<p>Recommendation: Draft allocation</p>										

Table 7.369 Site PN14

Site Ref: PN16 (Gypsy and Traveller site): Land to the west of A61, Pannal										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. (Gypsy and Traveller pitches are classed as affordable housing). All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	O	LG	R	O	Y	Y			Good accessibility to local services; poor accessibility to secondary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	R	O			Some adverse effects on biodiversity - mitigation should be possible. Need not result in loss of woodland/trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land. A major road/railway lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	R	LG				Some transport/and accessibility problems - mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility. Site offers opportunity to enhance existing rail facilities.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing encourages investment and local business expansion.

Site Ref: PN16 (Gypsy and Traveller site): Land to the west of A61, Pannal

Summary: The site is situated to the west of the A61 Leeds Road on the northern edge of Pannal. Positive social effects relate to the provision of affordable housing, which includes gypsy and traveller pitches, which will help reduce social isolation. The provision of affordable housing will also encourage investment and local business expansion. Further positive effects relate to accessibility to a play area/amenity open space/outdoor sports facilities and the ability of the site to also help meet the recreational needs of the area. Positive social effects result from the good accessibility to local services, except for a secondary school. The local primary school is at or near capacity. Negative environmental effects arise as there is some potential adverse impact on biodiversity. The site has high/medium landscape sensitivity and capacity to accommodate development with mitigation. The site is likely to harm local distinctiveness and the built heritage and mitigation is not possible. There are no significant transport and accessibility problems but poor provision for cyclists and pedestrians. Proximity to Pannal station does however bring positive effects and the site offers the opportunity to enhance existing rail facilities. On balance it is considered that the positive social effects outweigh the harmful effects on the built environment.

Recommendation: Not to allocate.

Table 7.370 Site PN16

Rainton

7.121 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Rainton Sites	
Site references	Reason for site rejection
RN1, RN2, RN3, RN4, RN5, RN6	Rainton has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off

Table 7.371 Rainton Sites

7.122 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: RN1 (Housing): The Grange, Rainton									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	Y	R		Poor accessibility to local services: but good accessibility to bus service and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	Y		No adverse effects on biodiversity. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development which can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N		Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.

Site Ref: RN1 (Housing): The Grange, Rainton								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	O	N	Provides for regeneration of unattractive site. Demolition of building structures required. Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
Summary: This site is a redundant farmstead comprising a range of traditional buildings around a courtyard also including some modern buildings. It is situated on the eastern edge of the village. Positive social effects relate to the provision of affordable housing, which will also encourage investment and local business expansion and the school also has capacity. Negative social effects are that the site generally has poor accessibility to local services, though is accessible to a bus service and shopping. There are minimal environmental effects on biodiversity, landscape and heritage and mitigation is possible to address any harm. There are significant transport and accessibility problems and substantial mitigation is needed to address these and there is poor provision for cyclists and pedestrians.								
Recommendation: Not to allocate								

Table 7.372 Site RN1

Site Ref: RN2 (Housing): Former Agricultural Buildings, Rainton									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	R								Not Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R		Poor local accessibility to local services except bus services and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	LG		Some potential adverse effects but easy to mitigate. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:area is capable of accommodating development and mitigation opportunities are possible.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O		N		Some transport or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Some pedestrian access and safety issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG						Bus stop not within 400m. Site wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset and mitigation is possible.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	DG	O	N		Provides for regeneration of visually attractive area. Buildings on site capable of conversion. Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	na	na							Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses .

Site Ref: RN2 (Housing): Former Agricultural Buildings, Rainton

Summary: The site forms part of Brakehill Farm on the northern edge of the village and includes a range of farm buildings. Positive social effects are that the site is large enough to deliver affordable housing and is large enough to help meet the recreation needs of the area however there is a lack of accessibility to open space/play space etc. The local primary school is also likely to have spare capacity. Although there is poor accessibility to some local services there is good accessibility to local shopping and to a bus route providing a good quality bus service. Negative environmental effects are likely on biodiversity, landscape and the built heritage but these can be mitigated. There are some transport problems including access for pedestrians however these can be mitigated and provision for cyclists is poor. Development would lead to the loss of some agricultural land however positive benefits are brought by the regeneration of a visually unattractive area and the buildings on site are capable of conversion. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 7.373 Site RN2

Site Ref: RN3 (Housing): Village Farm, Sleights Lane, Rainton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R							Not Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG							Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N						Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	Y	R	Poor local accessibility to local services except bus service and local shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG							Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	Y	No adverse effects identified. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity:area is capable of accommodating development and mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Some adverse effects on watercourses. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land Positive effects: Unlikely to impact on air quality.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N		Some transport or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Poor provision for pedestrians. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset and mitigation is possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but mitigation possible.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.

Site Ref: RN3 (Housing): Village Farm, Sleights Lane, Rainton

Summary: Greenfield site on the southern edge of the village. Positive social effects are that the site is large enough to deliver affordable housing and is large enough to help meet the recreation needs of the area however there is a lack of accessibility to open space/play space etc. The local primary school is also likely to have spare capacity. Although there is poor accessibility to some local services there is good accessibility to local shopping and to a bus route providing a good quality bus service. Positive environmental effects include the unlikely impact on air quality as well as the lack of impact on biodiversity. Negative environmental effects are likely on landscape, built heritage and local distinctiveness but these can be mitigated to different degrees. There will also be a loss of Grade 2 agricultural land. There are some transport problems which can be mitigated and provision for cyclists and pedestrians is poor. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.

Recommendation: Draft Allocation

Table 7.374 Site RN3

Site Ref: RN4 (Housing): Land at Brakehill Farm, Rainton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses.. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R			Poor accessibility to local services: but good accessibility to bus service and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	DG	O	DG	N	?	R	O			No adverse effects on biodiversity. Likely to result in the loss of trees which cannot be fully mitigated. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed appropriate mitigation opportunities are limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Some transport/and accessibility problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings capable of conversion. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: This is a large field to the south of the road at the east of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion and the ability of the site to also meet the recreational needs of the area. The primary school is also likely to have capacity. There are negative social effects as the site is not accessible to play area/amenity open space/outdoor sports facilities and the site has poor accessibility to local services except for a bus service and shopping. Although there are no adverse effects on biodiversity and the site is large enough to incorporate new natural green space, negative environmental effects arise as trees may be lost and the landscape has high sensitivity with limited ability to accommodate development for which mitigation opportunities are limited. There is also likely to be harm the significance of a heritage asset. There are some transport and accessibility problems which mitigation can address though there is</p>										

poor provision for cyclists and pedestrians.

Site Ref: RN4 (Housing): Land at Brakehill Farm, Rainton

Recommendation: Not to allocate

Table 7.375 Site RN4

Site Ref: RN5 (Housing): Land adjacent to Church Lane, Rainton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R			Some accessibility to local services but poor accessibility to rail, primary and secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	Y	Y			No adverse effects identified. May not lead to the loss of trees or woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium landscape capacity to accommodate development proposed - can be mitigated in part.
9. Minimal pollution levels.	N	DG	R	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Very adverse effect on surface water and watercourses - mitigation may not be possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N				Minor transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site is located adjacent to Church Lane. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports provision. Some accessibility to local services exists and the local primary school is likely to have spare capacity. No adverse effects arise in relation to biodiversity and adverse landscape impacts can be mitigated in part. Some adverse effects on surface water and water courses which may not be possible to mitigate and development would result in the loss of Grade 2 agricultural land. Minor transport and/or accessibility problems but these can be mitigated. Poor accessibility to cycling routes and some pedestrian access and safety issues. Likely harm to the significance of a heritage asset and impact on local distinctiveness are capable of mitigation.</p>										

Site Ref: RN5 (Housing): Land adjacent to Church Lane, Rainton

Recommendation: Not to allocate.

Table 7.376 Site RN5

Site Ref: RN6 (Housing): Land adjacent to The Old Piggery, Rainton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R			Some accessibility to local services but poor accessibility to rail, primary and secondary school, GP and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Local primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	DG	LG		N	?	O	O			No adverse affects identified. Need not result in the loss of trees or woodland. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. No adverse effect on surface water and watercourses. Negative effects: Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Minor transport and/or accessibility problems but can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: Located to the south of The Old Piggery. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports provision. Some accessibility to local services exists and the local primary school is likely to have spare capacity. No adverse effects are identified in relation to biodiversity and adverse landscape impacts can be mitigated in part. There are no adverse effects on surface water and water courses. Negative effects arise from the loss of Grade 2 agricultural land. Minor transport and/or accessibility problems but these can be mitigated, but there are negative effects arising from poor accessibility to cycling routes and some pedestrian access and safety issues. Likely harm to the significance of a heritage asset and impact on local distinctiveness are capable of mitigation.</p>										

Site Ref: RN6 (Housing): Land adjacent to The Old Piggery, Rainton

Recommendation: Not to allocate.

Table 7.377 Site RN6

Roecliffe

7.123 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Roecliffe Sites	
Site references	Reason for site rejection
RO1	Site would extend the settlement in way that did not respect the loose kit character and form of the settlement

Table 7.378 Roecliffe Sites

7.124 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: RO1 (Housing): Land to the west of Roecliffe Park									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	Y		Some accessibility to local services but poor accessibility to bus, rail, secondary school, GP and shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	O		Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium Landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	R	?	O	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation may not be possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O		N		Some transport and/or accessibility problems can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	O						Bus stop within 400m 50% within Flood Zone 2

Site Ref: RO1 (Housing): Land to the west of Roelcliffe Park								
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: Located to the rear of the Crown Inn and to the west of Roelcliffe Park. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Some accessibility to local services exists but negative social effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity but these are relatively easy to mitigate. There are adverse landscape impacts which are capable of mitigation but the opportunities are limited. Negative effects are identified in relation to surface water and water courses where mitigation may not be possible. Transport and/or accessibility problems can be addressed but there is poor connectivity to cycling routes and the lack of pavements does not encourage pedestrian access to services. Further adverse environmental effects identified as development is likely to harm the significance of a heritage asset, although mitigation is possible, and there is a negative impact on local distinctiveness.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.379 Site RO1

Villages S - T

7.125 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Sawley Sites	
Site references	Reason for site rejection
SW1, SW2, SW3	Sawley has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off.

Table 7.380 Sawley Sites

7.126 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Sawley

Site Ref: SW1 (Housing): Land adjacent to Hill Top Farm Cottage, Sawley									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R		Some potential adverse effects mitigation possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 4 agricultural land.

Site Ref: SW1 (Housing): Land adjacent to Hill Top Farm Cottage, Sawley								
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	R	O	O	N	Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG				Bus stop not within 400m. Site wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
Summary: The site lies to the northwest of the village. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. The primary school is also likely to have capacity. There are negative social effects as the site has poor accessibility to local services. There are some positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high sensitivity with limited ability to accommodate development and few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.								
Recommendation: Not to allocate.								

Table 7.381 Site SW1

Site Ref: SW2 (Housing): Land north of Hill Top Farm, Sawley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	R	R		Some potential adverse effects mitigation possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	O	N	N		Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	N		Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site lies detached from the village, some way to the northwest. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. The primary school is also likely to have capacity. There are negative social effects as the site has poor accessibility to local services.										

Site Ref: SW2 (Housing): Land north of Hill Top Farm, Sawley

There are some positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high sensitivity with limited ability to accommodate development and few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.

Recommendation: Not to allocate.

Table 7.382 Site SW2

Site Ref: SW3 (Housing): Land to the south of Hill Top Farm, Sawley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Primary school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	R	R			Some potential adverse effects mitigation possible. Need not result in the loss of trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O		N			Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Bus stop not within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: SW3 (Housing): Land to the south of Hill Top Farm, Sawley

Summary: The site lies detached from the village, some way to the northwest. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. The primary school is also likely to have capacity. There are negative social effects as the site has poor accessibility to local services. There are some positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high sensitivity with limited ability to accommodate development and few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.

Recommendation: Not to allocate.

Table 7.383 Site SW3

Scotton

7.127 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Scotton Sites	
Site references	Reason for site rejection
SC1, SC2, SC5	Scotton has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off.

Table 7.384 Scotton Sites

7.128 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: SC1 (Housing): Land off Main Street, Scotton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	O	R			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development and few opportunities for mitigation.
9. Minimal pollution levels.	N	DG	O	?	O	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 3 agricultural land.

Site Ref: SC1 (Housing): Land off Main Street, Scotton								
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N	Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG				Bus stop within 400m. Site wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise some brownfield land.	
13. Protect and enhance the historic environment.	R						Likely to harm significance of heritage asset and mitigation not possible.	
14. A quality built environment and efficient land use patterns.	na	na	na	N	R	R	N	Demolition of buildings/structures would be required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
<p>Summary: The site lies to the east of the Main Street, containing a mix of uses. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. There are negative social effects as the site has poor accessibility to local services and the primary school is at or near capacity. There are some positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high sensitivity with limited ability to accommodate development and few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.385 Site SC1

Site Ref: SC2 (Housing): Land off New Road, Scotton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	N	N							Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG		N	?	O	O		Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N			Minor transport/and accessibility problems which mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N		Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a							Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses .
<p>Summary: The site lies on the southern approach to the village opposite two caravan parks. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion and the accessibility of the site play/amenity open space/outdoor sports. There are negative social effects as the site has poor accessibility to local services and the primary school is at or near capacity. Negative environmental effects arise from a significant adverse effect on biodiversity and the landscape has high/medium sensitivity with no capacity to accommodate development proposed and mitigation is limited. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are minor transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.</p>									

Site Ref: SC2 (Housing): Land off New Road, Scotton

Recommendation: Not to allocate.

Table 7.386 Site SC2

Site Ref: SC5 (Housing): Land east of Main Street, Scotton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	LG	LG						Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG							Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R						Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	N	N						Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	R	R	R	Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R							Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	Y	Some potential impacts for biodiversity but relatively easy to mitigate for. Need not result in the loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium capacity: area capable of accomodating some development and mitigation opportunities in part.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N	Positive effects: Unlikely to have an impact on air quality. Neutral or slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O		N	Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of some grade 3 agricultural land
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
Summary: The site is located toward the northern end of the village and comprises a small field with residential properties to the north and south. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion and the accessibility of the site play/amenity open space/outdoor sports. There are negative social effects as the site has poor accessibility to local services, except for the primary school though this is at or near capacity. Negative environmental effects arise from the potential adverse effects on biodiversity. Adverse landscape impacts, likely harm to the significance of a heritage asset and negative impact on local distinctiveness may be mitigated or mitigated in part. There are significant transport and accessibility problems which mitigation can address and poor provision for cyclists and pedestrians.								

Site Ref: SC5 (Housing): Land east of Main Street, Scotton

Recommendation: Not to allocate

Table 7.387 Site SC5

Sharow

7.129 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Sharow Sites	
Site references	Reason for site rejection
SH2	This site is divorced from the main body of the village. Some concerns expressed in relation to securing highway visibility
SH3	This site was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.388 Sharow Sites

7.130 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: SH2 (Housing): Land north of Dishforth Road, Sharow									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	DG	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	O	O		Some potential adverse effects mitigation possible. Need not result in the loss of existing woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N			Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Lack of pavements does not encourage pedestrian access. Severance is not a problem.

Site Ref: SH2 (Housing): Land north of Dishforth Road, Sharow								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
<p>Summary: The site lies at the western end of the village between Berrygate Lane and Dishforth Road. Positive social effects relate to the provision of affordable housing which will also encourage investment and local business expansion, the accessibility of the site play/amenity open space/outdoor sports and the ability of the site to also meet the recreational needs of the area. There are negative social effects as the site has poor accessibility to local services except for a bus service and primary school though the primary school is at or near capacity. Negative environmental effects arise from a potential adverse effect on biodiversity and the landscape has high / medium sensitivity and is not able to accommodate development and there are few mitigation opportunities. There is also likely to be harm the significance of a heritage asset and negative impact on local distinctiveness. There are some transport and accessibility problems which mitigation can address and poor provision for pedestrians.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.389 Site SH2

Site Ref: SH3 (Housing): Land to the west of Lister Farm, Sharow										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports and site is large enough to accommodate new play area. Shortage in the area identified and the site is large enough to accommodate a new sports facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus service and primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	R	DG	N	?	R	O			Some potential adverse effects mitigation possible. Likely to result in loss of ancient woodland, aged or veteran trees and/or trees protected by TPO. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	Y	?	R	Y	N			Positive effects: Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport/and accessibility problems - developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset and mitigation not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: SH3 (Housing): Land to the west of Lister Farm, Sharow

Summary: This is a large site located to the north of Dishforth Road. Positive social effects relate to the provision of a significant amount of affordable housing which will also encourage investment and local business expansion. The site is also accessible to a play/amenity open space/outdoor sports and has the ability to also meet the recreational needs of the area. There are negative social effects as the site has poor accessibility to local services except for a local bus service and the primary school, though the primary school is at or near capacity. There is a positive environmental impacts as the site is large enough to incorporate new natural green space but negative environmental effects arise from a potential adverse effect on biodiversity and the likely loss of ancient woodland, aged or veteran trees or trees protected by TPO. In addition the landscape has high sensitivity with limited ability to accommodate development and opportunities for mitigation are limited. There is also likely to be harm the significance of a heritage asset which cannot be mitigated and negative impact on local distinctiveness. There are some transport and accessibility problems which mitigation can address and pedestrian access and safety issues.

Recommendation: Not to allocate.

Table 7.390 Site SH3

Sicklinghall

7.131 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Sicklinghall Sites	
Site references	Reason for site rejection
SK1, SK2	Sicklinghall lies within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.

Table 7.391 Sicklinghall Sites

7.132 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: SK1 (Housing): Paddock, Longlands Lane, Sicklinghall									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R		Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	Y		N	?	Y	Y		Some potential adverse effects requiring substantial mitigation. May result in the loss of trees - mitigation possible. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed - mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.

Site Ref: SK1 (Housing): Paddock, Longlands Lane, Sicklinghall								
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R	N		Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	na	na						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises an elongated field lying to the south of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has poor accessibility to local services except a primary school although this is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified requiring substantial mitigation and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of the loss of trees. Impacts on the historic environment and local distinctiveness are also capable of mitigation and the landscape has the capacity to accommodate the development proposed. Negative environmental effects arise from the loss of Grade 3 agricultural land.</p>								
<p>Recommendation: Not to allocate</p>								

Table 7.392 Site SK1

Site Ref: SK2 (Housing): Dairy Farm, Sicklinghall										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	N	N								Cannot meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services: but good accessibility to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	LG	LG			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on nearby watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N			Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings / structures required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses .

Site Ref: SK2 (Housing): Dairy Farm, Sicklinghall

Summary: The site contains buildings and hard standing associated with the existing dairy farm on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports. The site has poor accessibility to local services except a primary school although this is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified requiring substantial mitigation and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of impacts on the historic environment and local distinctiveness and the landscape has the capacity to accommodate the development proposed. Negative environmental effects arise from the loss of Grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.393 Site SK2

Skelton on Ure

7.133 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Skelton on Ure Sites	
Site references	Reason for site rejection
SU1	This site was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.394 Skelton on Ure Sites

7.134 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: SU1 (Housing): Land to the south of Crow Garth, Skelton on Ure										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	DG	R			Some accessibility to local services but poor accessibility to bus and rail services, secondary school, GP surgery and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	R	O			Some potential effects on biodiversity but mitigation should enable development. May result in loss of woodland/trees - mitigation possible. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	O	O	R	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.

Site Ref: SU1 (Housing): Land to the south of Crow Garth, Skelton on Ure								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Site within 400m of bus stop Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a						Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site lies to the south of Crow Garth. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Some accessibility to local services exists but negative social effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity but mitigation should enable development. There are adverse landscape impacts which are capable of mitigation but the opportunities are limited. Some adverse effects on surface water and water courses can also be mitigated. Significant transport and/or accessibility/cumulative impact problems are identified which require substantial mitigation and there is poor connectivity to cycle routes, some pedestrian access and safety issues and a significant barrier to accessibility. Further adverse environmental effects occur as development is likely to harm the significance of a heritage asset, and have a negative impact on local distinctiveness, although there are opportunities to mitigate both.</p>								
Recommendation: Not to allocate.								

Table 7.395 Site SU1

South Stainley

7.135 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

South Stainley Sites	
Site references	Reason for site rejection
SS1	South Stainley has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off.

Table 7.396 South Stainley Sites

7.136 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: SS1 (Housing): Land to the east of the A61, South Stainley									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	Y	LG		LG	?	Y	O		Some potential adverse effects - easy to mitigate for. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium/low landscape capacity: not able to accommodate development proposed and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land. A major road lies close to the site.

Site Ref: SS1 (Housing): Land to the east of the A61, South Stainley								
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N	Significant transport/and accessibility problems - substantial mitigation required. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	nā	LG				Bus stop within 400m. 50% or more within within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible	
14. A quality built environment and efficient land use patterns.	nā	nā	nā	N	N	O	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	nā	nā						Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses .
<p>Summary: The site comprises a field lying to the west of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough for on-site provision. Negative environmental effects arise from the poor accessibility to all local services except a bus service and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified requiring substantial mitigation and there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of impacts on the historic environment and local distinctiveness. Negative environmental effects arise from the loss of some Grade 3 agricultural land and the medium sensitivity of the landscape which does not have the capacity to accommodate the development proposed.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.397 Site SS1

Spofforth

7.137 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Spofforth Sites	
Site references	Reason for site rejection
SP2, SP5	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
SP3, SP7	These sites lie within the Green Belt, where allocations are not being made.

Table 7.398 Spofforth Sites

7.138 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: SP2 (Housing): Land to the rear of East Park Road, Spofforth									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R		Poor accessibility to local services: but good accessibility to bus service, primary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	R	LG		N	?	O	R		Significant adverse effects on biodiversity. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development proposed with few mitigation opportunities.
9. Minimal pollution levels.	DG	DG	O	?	R	Y	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land. A major road lies close to the site.

Site Ref: SP2 (Housing): Land to the rear of East Park Road, Spofforth								
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	R	N	Some transport/and accessibility problems - developer funded substantial mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Significant barrier to accessibility.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	nā	DG				Bus stop within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	R						Likely to result in harm to significance of a heritage asset.	
14. A quality built environment and efficient land use patterns.	nā	nā	nā	N	N	R	N	Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	nā	nā						Neutral.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises a field on the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Accessibility to local services is poor except bus service, primary school, GP and shopping facilities although the primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated through developer contributions although cycle and pedestrian connections are poor. Impacts on local distinctiveness are also capable of mitigation. Some adverse effects on biodiversity have been identified but are capable of mitigation as are those in respect of impacts on the historic environment and local distinctiveness and the landscape has the capacity to accommodate the development proposed. Negative environmental effects arise from the adverse effects on biodiversity, loss of Grade 3 agricultural land, harm to the historic environment and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.</p>								
<p>Recommendation: Forms part of draft allocation SP6.</p>								

Table 7.399 Site SP2

Site Ref: SP3 (Housing): Land south of Park Lane, Spofforth										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	O	R	LG	Y	R			Poor accessibility to local services: but good accessibility to bus service, primary school, GP and shopping.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	Y	DG	LG	?	O	O			Some potential adverse effects requiring substantial mitigation. May result in the loss of trees - mitigation possible. Site is large enough to incorporate an area of natural / semi natural greenspace. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Some adverse effects on nearby watercourses - mitigation possible. Negative effects: Potential to have an impact on air quality. Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R	N				Significant transport/and accessibility problems - substantial developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: SP3 (Housing): Land south of Park Lane, Spofforth

Summary: The site comprises a field lying to the south west of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Accessibility to local services is poor except bus service, primary school, GP and shopping facilities although the primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but can be mitigated through developer contributions and cycle and pedestrian connections are poor. The loss of trees and negative impact on local distinctiveness can be mitigated but adverse impacts on biodiversity would require substantial mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, harm to the historic environment and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.

Recommendation: Not to allocate.

Table 7.400 Site SP3

Site Ref: SP5 (Housing): Land at Massey Garth, Spofforth										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	DG	R	LG	R	LG	Y	R			Some accessibility to local services: poor accessibility to rail, secondary school and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	LG		LG	?	O	R			Significant adverse effects on biodiversity. Need not result in loss of woodland or trees. Public right of way within or close to the site. Environment Agency- impacts cannot be predicted at this stage. High/medium landscape sensitivity - limited capacity for development- few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Site unlikely to contain any contaminated land. Negative effects: Some adverse effects in relation to surface water but mitigation should be possible. Loss of greenfield site/Grade 3 agricultural land. Adjacent to major road - A661 Wetherby Road.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N				Some transport/accessibility problems but can be addressed. Poor connectivity to cycle routes and lack of facilities for pedestrians. Severance is an issue. Increased public transport provision and extension of services cannot be predicted at this stage.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: A prominent, flat site used as pasture with the A661 Harrogate Road running to the south. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to an existing play area/amenity open space/outdoor sports facilities and is large enough to also help meet the recreation needs of the area. Adverse effects result from the local school being at or near capacity and likely to require expansion. There is good accessibility to local services except rail services, secondary school and major employment. There are some significant effects on the natural and built environment which could be reduced by reducing the size of the development site. There are some transport problems which can be mitigated and provision for cyclists and pedestrians is poor. Development would lead to the loss of Grade 3 agricultural land. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion.</p>										

Site Ref: SP5 (Housing): Land at Massey Garth, Spofforth

Recommendation: Forms part of draft allocation SP6.

Table 7.401 Site SP5

Site Ref: SP7 (Housing): Land adjacent to Hall Cottages, Spofforth										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	O	R	O	R	R			Some accessibility to local services but poor accessibility to rail service, secondary school, shopping facilities and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG		N	?	O	O			Some potential effects on biodiversity but mitigation should enable development. Need not lead to loss of woodland or trees/ potential new woodland creation. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road- A661 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	O	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Site not within 400m of bus stop Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Located adjacent to Hall Cottages on the southern edge of the village. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Some accessibility to local services exists but negative social effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity are noted but mitigation should enable development which need not lead to the loss of woodland and trees										

Site Ref: SP7 (Housing): Land adjacent to Hall Cottages, Spofforth

and there is the potential to create new woodland. Adverse landscape impacts are identified with limited opportunities for mitigation and further negative environmental effects arise from the likely harm to the significance of a heritage asset but mitigation is possible. There is also a negative impact on local distinctiveness. Transport and accessibility problems can be addressed and there are convenient and safe pedestrian routes to access local services but negative effects arise from the poor connectivity to cycle routes.

Recommendation: Not to allocate.

Table 7.402 Site SP7

Staveley

7.139 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Staveley Sites	
Site references	Reason for site rejection
SV2	This site was rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology

Table 7.403 Staveley Sites

7.140 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: SV2 (Housing): Land at Main Street, Staveley									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size allows for affordable housing All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	DG	R	R	R	R		Poor accessibility to local services but good access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG		N	?	LG	Y		Some potential adverse effects- mitigation should be possible. Need not lead to loss of woodland or trees/ potential new woodland creation. Environment Agency - impacts cannot be predicted at this stage. Medium/ low landscape sensitivity. Medium landscape capacity to accommodate development proposed - can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N			Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.

Site Ref: SV2 (Housing): Land at Main Street, Staveley								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Site within 400m of bus stop Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Mitigation of harmful effects not possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site is located to the south of Main Street on the edge of the village. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Poor accessibility to local services exists with the exception of the local primary school but negative social effects occur as it is at or near capacity and likely to require expansion. Some potential adverse effects in relation to biodiversity are noted but mitigation should be possible and development need not lead to the loss of woodland and trees and there is the potential to create new woodland as part of development. Some adverse landscape impacts are identified which can be mitigated in part. Further negative environmental effects arise from the harm to the significance of a heritage asset which it is not possible to mitigate. There is also a negative impact on local distinctiveness. Transport and accessibility problems can be addressed but there are some pedestrian access and safety issues and poor connectivity to cycle routes.</p>								
Recommendation: Not to allocate.								

Table 7.404 Site SV2

Summerbridge

7.141 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Summerbridge Sites	
Site references	Reason for site rejection
SB3	Backland development on this land, which is higher than historic properties that front the road, would detrimentally impact on settlement character.

Table 7.405 Summerbridge Sites

7.142 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: SB3 (Housing): Land to rear of Elmwood Terrace, Summerbridge									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	DG	R	R	DG	LG		Some accessibility to local services: poor accessibility to rail, secondary school and GP.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Local school likely to have spare capacity.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	Y	Y		Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate some development and can be mitigated in part.
9. Minimal pollution levels.	N	DG	O	?	R	LG	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 4 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R		N		Significant transport/and accessibility problems - substantial developer funded mitigation measures can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.

Site Ref: SB3 (Housing): Land to rear of Elmwood Terrace, Summerbridge								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion
<p>Summary: The site adjoins the eastern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services, although it is poor to a rail service, secondary school and GP facilities, and the local primary school is likely to have capacity. Significant transport/accessibility problems have been identified but can be mitigated through developer contributions although cycle and pedestrian connections are poor. Impacts on the historic environment are capable of mitigation but adverse effects on biodiversity would require substantial mitigation. The landscape has the capacity to accommodate some development. Negative environmental effects arise from the negative impact on local distinctiveness.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.406 Site SB3

Tockwith

7.143 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Tockwith Sites	
Site references	Reason for site rejection
TW1, TW6	These sites were rejected because significant harm was identified in respect of landscape impact, heritage impact or ecology
TW2	The site was promoted as an extension to the existing business park. The Housing & Economic Needs Assessment indicated that additional employment land in this area was not required.
TW5	This site is not well related to the existing built form of the village
TW14	This is an isolated site, not well related to the existing built form of the village
TW12, TW13	These sites are within the development limit that could come forward under existing planning policies
TW8, TW11,	The two sites would need to be developed together and represent significant development on the edge of a settlement that sits outside of the public transport corridor; a key part of the plan's growth strategy.

Table 7.407 Tockwith Sites

7.144 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: TW1 (Housing): Land to the south of Marston Road, Tockwith									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	LG	Y	R		Some accessibility to local services: poor accessibility to rail, secondary school and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	O	O		Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Natural interest and access to nearby sites will be promoted through development of site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development proposed and opportunities for mitigation limited.

Site Ref: TW1 (Housing): Land to the south of Marston Road, Tockwith								
9. Minimal pollution levels.	N	DG	O	?	R	O	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N		No transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG					Bus stop within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion
Summary: The site comprises a field lying on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although there are good pedestrian connections, cycle connectivity is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is also large enough to incorporate a new area of natural greenspace. Negative environmental effects arise from loss of Grade 2 agricultural land, negative impact on local distinctiveness, harm to the historic environment and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.								
Recommendation: Not to allocate.								

Table 7.408 Site TW1

Site Ref: TW2 (Employment): Land to the north of Marston Business Park, Tockwith									
SA objective	Ratings							Analysis	
	na	na							
1. Quality housing available to everyone.	na	na						Site proposed for employment	
2. Conditions and services to engender good health.	na							Site proposed for employment	
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.	
4. Vibrant communities that participate in decision making.	na							Site proposed for employment	
5. Culture, leisure and recreation activities available to all.	na	na	N					Site proposed for employment Does not contain features of recreation or amenity value.	
6. Local needs met locally.	LG	R	R	R	R	R	LG	Some accessibility to local services: but poor accessibility to rail services, primary and secondary school, GP and local shopping facilities.	
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Employment may bring opportunities for apprenticeships and training.	
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	LG	DG	Some potential adverse effects on biodiversity- mitigation should be possible. Need not lead to loss of woodland or trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium/low landscape sensitivity - capacity to accommodate development. Environment Agency- impacts cannot be predicted at this stage.	
9. Minimal pollution levels.	DG	O	O	?	O	Y		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: clean up contaminated land, previously developed land. Negative effects: Potential to effect achievement of Air Quality objectives. Loss of Grade 3 agricultural land. Some adverse surface effects in relation to surface water but mitigation should be possible.	
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R	N		Some transport/and accessibility related problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists and pedestrians. Severance is an issue.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG					Bus stop within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brown field site as part of the development.	
13. Protect and enhance the historic environment.	Y							Unlikely to have effect on significance of heritage asset.	
14. A quality built environment and efficient land use patterns.	na	na	na	DG	R	DG	N	Provides for regeneration of derelict/visually unattractive area including demolition of buildings/structures and provides opportunity for high quality design.	
15. Good quality employment opportunities available to all	LG							Site suitable for employment use,	
16. Conditions for business success, economic growth and investment	DG							Provision of employment land will encourage investment and support local business expansion.	

Site Ref: TW2 (Employment): Land to the north of Marston Business Park, Tockwith

Summary: The site lies to the east of Rudgate and to the north of the main access road to Marston Business Park. Employment use will bring positive social effects such as training and apprenticeship opportunities. Whilst there is poor accessibility to some local services there is good accessibility to the other major employment on site as well as a good quality bus service. Whilst there are some adverse effects on the natural environment, a loss of trees is not predicted, mitigation is possible and the site is large enough to incorporate new natural green space including new woodland. Development of the site will also have positive environment effects including the regeneration of a visually unattractive area and the provision of high quality design opportunities. Some transport/and accessibility issues but these can be addressed. Negative effects arise from poor provision for cyclists and pedestrians, which together with severance will make car use more attractive. Positive environmental effects arise from the utilisation of brownfield land. Further positive economic effects are realised by the provision of employment land encouraging investment and supporting local business expansion.

Recommendation: Not to allocate.

Table 7.409 Site TW2

Site Ref: TW5 (Housing): Land at Fleet Lane, Tockwith										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	R	R		Poor accessibility to local services but good accessibility to bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	LG	LG			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. High/medium landscape capacity: able to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O		N			Some transport/and accessibility problems that can be mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

Site Ref: TW5 (Housing): Land at Fleet Lane, Tockwith

Summary: The site comprises a field lying to the north of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services except a bus service and the local primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but can be mitigated and pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is also large enough to incorporate a new area of natural greenspace. The landscape is able to the development proposed and impacts on local distinctiveness and the historic environment are capable of mitigation. Negative environmental effects arise from loss of Grade 3 agricultural land.

Recommendation: Not to allocate.

Table 7.410 Site TW5

Site Ref: TW6 (Housing): Land south of Marston Road, Tockwith										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	LG	R	DG	DG	R			Some accessibility to local services: poor accessibility to rail, secondary school and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	Y	Y			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: able to accommodate development proposed but mitigation only in part.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	DG	DG	N				No transport/and accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m. 50% or more within within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

Site Ref: TW6 (Housing): Land south of Marston Road, Tockwith

Summary: The site comprises several fields on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is some accessibility to local services although this is poor to rail services, secondary school and employment and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility problems have been identified and although there are good pedestrian connections, cycle connectivity is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation and the site is also large enough to incorporate a new area of natural greenspace. The landscape also has the capacity to accommodate development. Negative environmental effects arise from loss of Grade 2 agricultural land, negative impact on local distinctiveness and harm to the historic environment.

Recommendation: Not to allocate.

Table 7.411 Site TW6

Site Ref: TW8 (Housing): Tockwith airfield										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	LG	R	R	R	R	R	R	LG		Some accessibility to local services: but poor accessibility to rail services, primary and secondary school, GP and local shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	DG	DG	N	?	LG	O			Some potential adverse effects and mitigation should be easy. Need not lead to loss of woodland or trees - potential for significant woodland creation. Site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency- impacts cannot be predicted at this stage. Medium/low landscape sensitivity - limited or no capacity to accommodate development and mitigate impacts.
9. Minimal pollution levels.	DG	O	O	?	O	Y	N			Positive effects: Will clean up contaminated land. Approximately 6ha is previously developed land. Negative effects: potential to affect achievement of the Air Quality objectives. Would involve loss of Grade 3 agricultural land. Some adverse effects in relation to surface water but mitigation should be possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Minor transport/and accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brown field site as part of the development.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	na	na	na	DG	R	R	DG			Provides for regeneration of derelict/visually unattractive area including demolition of buildings/structures. Built development will have a negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	LG	R								Site suitable for employment use and would result in the loss of an employment site accessible by public transport.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: TW8 (Housing): Tockwith airfield

Summary: The site is part of a former airfield to the south of the Marston Business Park. Positive social effects are that the site is large enough to deliver a significant amount of affordable housing, is accessible to play area/amenity open space and is also large enough to help meet the recreation needs of the area. Negative social effects are that the local primary school is at or near capacity and may require expansion. There is poor accessibility to some local services but good accessibility to a good quality bus service. Negative environmental effects are likely on biodiversity and landscape but these can be mitigated albeit a lesser extent for landscape. The site is large enough however to incorporate new green space and there is potential for significant woodland creation on site. Development of the site would utilise brownfield land and regenerate a visually unattractive area. Minor transport/accessibility problems have been identified but are capable of mitigation although there are poor cycle and pedestrian connections. Positive economic effects are realised by the provision of affordable housing as part of the scheme, encouraging investment and local business expansion. However some accessible employment could be lost through development of this site.

Recommendation: Not to allocate.

Table 7.412 Site TW8

Site Ref: TW11 (Housing): Land adjacent to Tockwith Airfield										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local school at or near capacity.
8. Biodiversity and importance of the natural environment.	O	DG		N	?	LG	O			Some potential adverse effects requiring substantial mitigation. Need not result in the loss of trees. Environment Agency - impacts cannot be predicted at this stage. Medium/low landscape sensitivity: distinctive characteristics resilient to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on nearby watercourses - mitigation can address. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Would involve the loss of some greenfield land. Would involve the loss of some grade 1, 2 and 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	O	N				Minor transport/and accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: TW11 (Housing): Land adjacent to Tockwith Airfield

Summary: The site is an area of land within the former Tockwith Airfield. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Minor transport/accessibility problems have been identified but are capable of mitigation although there are poor cycle and pedestrian connections. Harm to the historic environment is also capable of mitigation. Some adverse effects on biodiversity have been identified and would require substantial mitigation. Negative environmental effects arise from loss of Grade 2 agricultural land, negative impact on local distinctiveness and the impact on the landscape which does not have the capacity to accommodate development proposed.

Recommendation: Not to allocate.

Table 7.413 Site TW11

Site Ref: TW12 (Housing): Church Farm Yard, Tockwith									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	O	Y	R		Some accessibility to local services but poor accessibility to rail service, secondary school, employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	O		Some potential effects on biodiversity but mitigation should enable development. Need not lead to loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	O	N		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	DG	DG	N			Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Convenient and safe pedestrian routes. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG						Site within 400m of bus stop Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N		Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a							Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
<p>Summary: The site is at Church Farm Yard to the rear of existing village development. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Some accessibility to local services exists but negative social effects occur as the local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity are noted but mitigation should enable development which need not lead to the loss of woodland and trees. Adverse landscape impacts are identified with limited opportunities for mitigation and further negative environmental effects arise from the likely harm to the significance of a heritage asset but mitigation is possible. There is also a negative impact on local</p>									

Site Ref: TW12 (Housing): Church Farm Yard, Tockwith

distinctiveness but this can be mitigated. Transport and accessibility problems can be addressed and there are convenient and safe pedestrian routes to access local services but negative effects arise from the poor connectivity to cycle routes. Negative effects arise from the loss of Grade 2 agricultural land.

Recommendation: Not to allocate.

Table 7.414 Site TW12

Site Ref: TW13 (Housing): Land to the north of Southfield Lane, Tockwith										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Can meet recreation needs of the area. Development will result in the loss of recreation facilities.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	O	R	R			Poor accessibility to local services but good accessibility to primary school and GP surgery.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	N	?	Y	O			Some potential adverse effects- mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	DG	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Clean-up contaminated land. Unlikely to have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N				Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Site not within 400m of bus stop Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of heritage asset
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: TW13 (Housing): Land to the north of Southfield Lane, Tockwith

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

Recommendation: Not to allocate.

Table 7.415 Site TW13

Site Ref: TW14 (Employment): Land at Moorside Business Park, Tockwith										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	n/a	n/a								Site proposed for employment.
2. Conditions and services to engender good health.	n/a									Site proposed for employment.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a									Site proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N								Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	Y		Poor accessibility to local services and good access to employment.
7. Education and training opportunities which build on the skills and capacity of the population.	LG									Proposed employment may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	Y	LG			Some potential adverse effects- mitigation should be possible. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity. High/medium landscape capacity to accommodate development proposed with appropriate mitigation.
9. Minimal pollution levels.	N	DG	O	?	R	O	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 2 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Site not within 400m of bus stop Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of Grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	LG	?								Site is being proposed for employment use.
16. Conditions for business success, economic growth and investment	DG									Provision of employment land will encourage investment and support local business expansion.
<p>Summary: This site is at Moorside Business Park. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Negative social effects arise from the poor accessibility to local services. Some potential adverse effects on biodiversity are identified but mitigation should be possible and development need not lead to the loss of woodland and trees and there is the opportunity to incorporate new natural green space and add to green infrastructure. Adverse landscape impacts are identified which can only be mitigated in part and development would result in the loss of Grade 2 agricultural land. There is likely harm to the significance of a heritage asset and a negative impact on local distinctiveness but both can be mitigated. Significant transport and/or accessibility problems arise but mitigation is possible. There is poor connectivity to cycling routes and the lack of pavements does not encourage pedestrian access to services. A significant barrier to accessibility is identified.</p>										

Site Ref: TW14 (Employment): Land at Moorside Business Park, Tockwith

Recommendation: Not to allocate

Table 7.416 Site TW14

Villages W

7.145 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Wath (Ripon) Sites	
Site references	Reason for site rejection
WR1	Wath does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.417 Wath (Ripon) Sites

7.146 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Wath (Ripon)

Site Ref: WR1 (Housing): Newlay Concrete, Wath near Ripon									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG								Local primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	Y	Y		N	?	Y	LG		Some potential adverse effects but easy to mitigate for. May result in the loss of trees/woodland but can be mitigated. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. High/medium landscape capacity: able to accommodate development and mitigation opportunities exist.
9. Minimal pollution levels.	DG	DG	O	?	DG	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises brownfield land. Negative effects: Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: WR1 (Housing): Newlay Concrete, Wath near Ripon								
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O	N	Some transport and/or accessibility problems but mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG				Bus stop within 400m. 50% or more within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.	
13. Protect and enhance the historic environment.	DG						Will enhance significance of heritage asset.	
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	DG	R	DG	N	Provides for regeneration of visually unattractive site. Demolition of buildings / structures required. Redevelopment provides opportunity for high quality design.
15. Good quality employment opportunities available to all	R	n/a						Loss of employment site.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site is in commercial use (concrete works) and comprises several buildings and hard surfacing areas. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services although the local primary school is likely to have capacity. Some transport/accessibility problems have been identified but are capable of mitigation although cycle and pedestrian connections are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the potential loss of trees. The landscape has the capacity to accommodate development and there would be positive environmental effects through utilising brownfield land and the regeneration of a visually unattractive site, which would also enhance the significance of a heritage asset. However, negative economic effects would result from the loss of an employment site.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.418 Site WR1

Weeton

7.147 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Weeton Sites	
Site references	Reason for site rejection
WE1, WE2, WE3,	Weeton lies within the Green Belt. Allocations are not being made, with development limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including Green Belt is not harmed.

Table 7.419 Weeton Sites

7.148 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: WE1 (Housing): Land at Mount Pleasant Farm Bungalow, Weeton									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	R	R		Some potential adverse effects but mitigation should be possible. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	O		N		Some transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.

Site Ref: WE1 (Housing): Land at Mount Pleasant Farm Bungalow, Weeton								
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises part of a larger field on the southern edge of the village. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. Negative social effects arise from the poor accessibility to all local services and the local primary school but this at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.420 Site WE1

Site Ref: WE2 (Housing): Land at Woodgate Lane, Weeton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate a new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	LG	R	R	R	R	R	R		Poor accessibility to local services but good accessibility to bus service and rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	LG	Y			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium / low landscape sensitivity: distinctive characteristics resilient to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Positive effects: Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	LG				Significant transport and/or accessibility problems addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: WE2 (Housing): Land at Woodgate Lane, Weeton

Summary: The site comprises several fields lying to the east of the Leeds-York railway line. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services, except bus and rail services, and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation and the landscape has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and potential impact on air quality.

Recommendation: Not to allocate

Table 7.421 Site WE2

Site Ref: WE3 (Housing): Land adjacent to the railway line, Weeton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	O	R	R	R	R	R	R		Poor accessibility to local services but good accessibility to bus service and rail.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	N	?	O	R			Some potential adverse effects but mitigation should be possible. Development may result in the loss of trees/woodland but can be mitigated. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses but mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	LG				Significant transport and/or accessibility problems addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: WE3 (Housing): Land adjacent to the railway line, Weeton

Summary: The site comprises three fields lying to the east of the Leeds - York railway line. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services, except bus and rail services, and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can the loss of trees. Negative environmental effects arise from the loss of Grade 3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high sensitivity of the landscape which does not have the capacity to accommodate development.

Recommendation: Not to allocate

Table 7.422 Site WE3

Whixley

7.149 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Whixley Sites	
Site references	Reason for site rejection
WX1, WX2, WX3, WX4	Whixley has been identified as a smaller village in the settlement hierarchy. No allocations are being made in these settlements, however policy GS3 allows for small scale windfall and rounding off
WX7	This site lies within the broad location for growth for a new settlement at Green Hammerton/Cattal. The boundary, nature and form of the new settlement will be established in a separate New Settlement DPD.

Table 7.423 Whixley Sites

7.150 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: WX1 (Housing): Land to the west of High Street, Whixley									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	DG	R		Some accessibility to local services: poor accessibility to rail services, primary and secondary schools, GP surgery and nearest major area of employment
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	LG	DG	N	?	R	O		Significant adverse effects on biodiversity. Development need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Medium/ low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: WX1 (Housing): Land to the west of High Street, Whixley								
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	DG	N	Some transport and/or accessibility problems that can be mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance is not a problem.	
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	na	DG				Bus stop within 400m. Wholly within Flood Zone 1.	
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R				All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.	
13. Protect and enhance the historic environment.	O						Likely to harm significance of heritage asset but mitigation possible.	
14. A quality built environment and efficient land use patterns.	na	na	na	N	N	O	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	na						Site suitable for employment use. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site comprises two fields to the south side of the High Street in the centre of the village. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses and it can also meet the recreational needs of the area. The site has some accessibility to local services, but has poor accessibility to rail services, primary and secondary schools, GP surgery and the nearest major area of employment. The local primary school is also at or near capacity and likely to require expansion. Some transport and/or accessibility problems have been identified with poor provision for cyclists and pedestrians. There are significant adverse biodiversity effects, though there need not be loss of trees / woodland and additional natural greenspace could be provided and there would be adverse effects on the landscape, which is of high/medium sensitivity and not able to accommodate proposed.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.424 Site WX1

Site Ref: WX2 (Housing): Land east of Station Road, Whixley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R	R							Provision of affordable housing will help reduce social isolation. Loss of site for a community facility. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	R								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	DG	R		Some accessibility to local services: poor accessibility to rail services, primary and secondary schools, GP surgery and nearest major area of employment
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	O	Y			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	DG	Y	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	O	DG	N				Some transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	n/a								Site suitable for employment use. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: WX2 (Housing): Land east of Station Road, Whixley

Summary: The site lies to the east of Station road towards the southern end of the village. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services, but has poor accessibility to rail services, primary and secondary schools, GP surgery and the nearest major area of employment. The local primary school is also at or near capacity and likely to require expansion. Some transport and/or accessibility problems have been identified with poor provision for cyclists and pedestrians. There are negative social effects in that development of the site would result in the loss of a community facility. Some adverse biodiversity effects, though there need not be loss of trees/woodland. There would be adverse effects on the landscape, which is of high/medium sensitivity though development could be accommodated with mitigation. The site lies in the conservation area and development is likely to harm significance of heritage asset but mitigation possible.

Recommendation: Not to allocate.

Table 7.425 Site WX2

Site Ref: WX3 (Housing): Land west of Station Road, Whixley										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	R	R	R	R	DG	R		Some accessibility to local services: poor accessibility to rail services, primary and secondary schools, GP surgery and nearest major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	N	?	Y	Y				No adverse effects on biodiversity. Development need not lead to loss of woodland or trees. Environment Agency - impacts cannot be predicted at this stage. Medium Landscape sensitivity - able to accommodate some development- mitigation possible in part.
9. Minimal pollution levels.	DG	O	?	R	Y	N				Positive effects: Unlikely to have an impact on achieving Air Quality objectives. Negative effects: in relation to surface water but mitigation should be possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Greenfield site/loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	n/a								Site suitable for employment use. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
<p>Summary: The site is situated to the west of Station Road and is surrounded by housing to the north, south and east. There are positive social effects in that the site is of a size that would allow some affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site has some accessibility to local services, but has poor accessibility to rail services, primary and secondary schools, GP surgery and the nearest major area of employment. The local primary school is also at or near capacity and likely to require expansion. There are significant transport and/or accessibility problems with poor provision for cyclists and some pedestrian access and safety issues. There are no adverse biodiversity effects and development need not result in the loss of trees/woodland. The site has medium landscape sensitivity but could accommodate some development and there is likely to be harm to the significance of a heritage asset but mitigation is possible.</p>										

Site Ref: WX3 (Housing): Land west of Station Road, Whixley

Recommendation: Not to allocate.

Table 7.426 Site WX3

Site Ref: WX4 (Housing): Whixley Production Nursery, Whixley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	LG	R	O	R	R	DG	R			Some accessibility to local services: but poor accessibility to rail services, secondary school, GP, and major area of employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	Y	Y			No adverse effects on biodiversity. Development need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	DG	O	?	DG	Y	N			Positive effects: Unlikely to have an impact on achieving Air Quality objectives. Negative effects: Some adverse effects in relation to surface water but mitigation should be possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Greenfield site/loss of Grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	DG	N				Significant transport and/or accessibility problems that can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance is not a problem.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R							All new development will increase use of primary resources and increase energy and water consumption and waste. Will utilise brown field land as part of the development.
13. Protect and enhance the historic environment.	Y									Unlikely to have effect on significance of a heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	R	O	N				Demolition of buildings/structures required. Negative impact on local distinctiveness but opportunities for mitigation and improvements.
15. Good quality employment opportunities available to all	R	n/a								Loss of employment site. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: WX4 (Housing): Whixley Production Nursery, Whixley

Summary: The site comprises Whixley Production Nursery, located to the north of New Road towards the east of the village. There are positive social effects in that the site is of a size that would allow 30 plus affordable houses which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also large enough to accommodate an additional play area. The site has some accessibility to local services, but has poor accessibility to rail services, secondary schools, GP surgery and the nearest major area of employment. The local primary school is also at or near capacity and likely to require expansion. There are no adverse biodiversity effects, development need not result in the loss of trees / woodland and the site is ;large enough to incorporate additional natural greenspace. The site has medium landscape sensitivity and could accommodate development with mitigation. There is unlikely to be an effect on the significance of a heritage asset. Whilst development would utilise brownfield land, there would be a negative social effect as there would be the loss of an existing employment site.

Recommendation: Not to allocate.

Table 7.427 Site WX4

Site Ref: WX7 (Housing): Land at Gilsforth Hill, Whixley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable dwellings. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	O	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to rail services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	R	DG	N	?	Y	Y			Some potential adverse effects but mitigation should be possible. Development likely to result in the loss of ancient woodland, aged or veteran trees and / or trees protected by TPO. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	O	O	N				Some transport and/or accessibility problems that can be mitigated through developer contribution. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	LG	n/a								Site suitable for employment use. Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: WX7 (Housing): Land at Gilsforth Hill, Whixley

Summary: The site lies some way south of the village, adjacent to the Whixley Gate housing development on the site of a former hospital. There are positive social effects in that the site is of a size that would allow 30 plus affordable houses which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is also large enough to accommodate an additional play area. The site has poor accessibility to local services, but has good accessibility to rail services. The local primary school is also at or near capacity and likely to require expansion. There are potential adverse effects on biodiversity and development is likely to result in the loss of ancient, veteran or protected trees though additional natural greenspace could be provided. There would be adverse effects on the landscape, which is of medium sensitivity and some development could be accommodate with mitigation and harm the significance of a heritage asset but mitigation is possible.

Recommendation: Not to allocate.

Table 7.428 Site WX7

Wighill

7.151 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Wighill Sites	
Site references	Reason for site rejection
WH2	Wighill does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.429 Wighill Sites

7.152 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: WH2 (Housing): Land to the south west of the village, Wighill									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	R								Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG								Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	?								Information not known.
8. Biodiversity and importance of the natural environment.	DG	LG	DG	N	?	O	R		No adverse effects on biodiversity. Development need not lead to loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no ability to accommodate development with few opportunities for mitigation.
9. Minimal pollution levels.	N	O	O	?	R	O	N		Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N			Significant transport and/or accessibility problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barriers to accessibility.

Site Ref: WH2 (Housing): Land to the south west of the village, Wighill								
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R							Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A greenfield site detached from the built up area of the village. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The size of the site could also contribute towards meeting the recreation needs of the area. No adverse effects on biodiversity have been identified and development of the site would not lead to the loss of trees/woodland. Negative effects result from the site not being accessible to local services with poor provision for cyclists and pedestrians and there would be adverse effects on the landscape, which is of high/medium sensitivity and limited or no capability to accommodating development with few opportunities for mitigation.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.430 Site WH2

Wormald Green

7.153 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Wormald Green Sites	
Site references	Reason for site rejection
WG1	Wormald Green does not sit within the settlement hierarchy. No allocations are being made in these settlements.

Table 7.431 Wormald Green Sites

7.154 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: WG1 (Housing): Land at Wormald Green										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	DG	R	R	R	R	R	R	R		Poor accessibility to local services, but good accessibility to bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	Y	R			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	R	N				Some transport and/or accessibility related problems but minor in nature and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage Poor connectivity to routes suitable for cycling. Poor access for pedestrians.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	na	DG							Bus stop not within 400m. Wholly within Flood Zone 1.

Site Ref: WG1 (Housing): Land at Wormald Green								
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N	Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: A greenfield site on the southern edge of the village that comprises three small adjacent parcels of land. A positive social effect is that the site could deliver some affordable housing and contribute towards meeting the recreation needs of the area. The site is not accessible to local services, except for the bus service and the local primary school is at or near capacity and likely to require expansion. Development of the site would have some adverse impacts on biodiversity, have negative effects on the landscape with few mitigation opportunities and is likely to harm significance of a heritage asset but mitigation is possible.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.432 Site WG1

Otley and Wetherby

7.155 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Otley Sites	
Site references	Reason for site rejection
OT1, OT2, OT3	These sites are within the Green Belt.

Table 7.433 Otley Sites

7.156 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Otley

Site Ref: OT1 (Housing): Land north of Throstle Nest Close 1, Otley									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	LG	LG							Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	R	R		Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N		Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: OT1 (Housing): Land north of Throstle Nest Close 1, Otley								
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N		Significant transport and/or accessibility problems addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG					Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Site screened out.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary: The site is located to the north west of Otley, adjoining the settlement edge and consists of part of a larger field. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high sensitivity of the landscape which has limited or no capacity to accommodate development.</p>								
<p>Recommendation: Not to allocate.</p>								

Table 7.434 Site OT1

Site Ref: OT2 (Housing): Land north of Throstle Nest Close 2, Otley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R			Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	O	N				Some transport and/or accessibility issues- mitigation possible. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access.. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N			Site screened out.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site is part of a larger field separated from the built up edge of Otley. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Some transport/accessibility problems have been identified but are capable of mitigation and cycle and pedestrian links are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 3 agricultural land and the high sensitivity of the landscape which has limited or no capacity to accommodate development,										

Site Ref: OT2 (Housing): Land north of Throstle Nest Close 2, Otley

Recommendation: Not to allocate.

Table 7.435 Site OT2

Site Ref: OT3 (Housing): Land at Carr Bank, Newall Carr Road, Otley									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	DG	LG							Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R							Provision of affordable housing will help reduce social isolation. Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N							Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R								Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG		N	?	R	R		Some potential adverse effects but easy to mitigate. Development need not result in the loss of trees/woodland. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: limited or no capacity to accommodate development few mitigation opportunities.
9. Minimal pollution levels.	N	O	O	?	R	Y	N		Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	DG		N		No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage Ability to create new cycle routes. Convenient and safe pedestrian routes. Severance is not an issue.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O								Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG		Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a							Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG								Provision of affordable housing will help support existing businesses.
Summary: The site comprises two fields on the northern edge of Otley. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified but are capable of mitigation, pedestrian connections are good and their is the ability to create new cycle routes. Some adverse effects									

Site Ref: OT3 (Housing): Land at Carr Bank, Newall Carr Road, Otley

on biodiversity have been identified but are capable of mitigation as can those on the historic environment. Negative environmental effects arise from the loss of Grade 3 agricultural land, negative impact on local distinctiveness and the high sensitivity of the landscape which has limited or no capacity to accommodate development,

Recommendation: Not to allocate.

Table 7.436 Site OT3

Wetherby

7.157 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Wetherby Sites	
Site references	Reason for site rejection
WB2	This site is within the Green Belt.
WB1	Part of the site is the subject of a planning application pending decision. It has an officer recommendation to approve and is pending decision. If permitted it will be shown as a commitment.
WB3	The site lies within half kilometre of Kirk Deighton SAC

Table 7.437 Wetherby Sites

7.158 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Updated 2016 Local Plan Assessment Rationale for Sites of this document.

Site Ref: WB1 (Housing): Land north west of Wetherby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed use Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	O	O			Some potential adverse effects but mitigation should be possible. Development need not result in the loss of existing woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/Medium landscape sensitivity. Medium/low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: WB1 (Housing): Land north west of Wetherby								
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	LG	R	R	N		Significant transport and/or accessibility problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O							Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	DG	Negative impact on local distinctiveness but opportunities for mitigation. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing will help support existing businesses.
<p>Summary The site comprises several fields on the edge of the district adjoining Wetherby. There are positive social effects in that the site is large enough to deliver affordable significant housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except bus services and a primary school but this at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified which would require substantial mitigation and although cycle connections are good, connectivity to pedestrian routes is poor. Some adverse effects on biodiversity have been identified but are capable of mitigation. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high landscape sensitivity which has limited or no capacity to accommodate development.</p>								
Recommendation: Not to allocate								

Table 7.438 Site WB1

Site Ref: WB2 (Housing): Land north of Sicklinghall Road, Wetherby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed use Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services: but good accessibility to bus services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely require expansion.
8. Biodiversity and importance of the natural environment.	O	Y	DG	N	?	Y	Y			Some potential adverse effects but mitigation should be possible. May result in the loss of existing woodland. Large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium landscape capacity: can accommodate development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	O	O	N				Significant transport and/or accessibility problems addressed through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	O							Bus stop not within 400m. 50% or more within Flood Zone 2.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	DG	N			Opportunity for high quality design.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: WB2 (Housing): Land north of Sicklinghall Road, Wetherby

Summary: The site comprises two fields adjoining the built up area of Wetherby. There are positive social effects in that the site is large enough to deliver affordable significant housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services except bus services and the primary school is at or near capacity and likely to require expansion. Significant transport/accessibility problems have been identified which would require substantial mitigation but there are poor cycle and pedestrian connections. Some adverse effects on biodiversity have been identified but are capable of mitigation as can impacts on the historic environment. The landscape also has the capacity to accommodate development. Negative environmental effects arise from the loss of Grade 2 agricultural land and trees and potential impact on air quality.

Recommendation: Not to allocate

Table 7.439 Site WB2

Site Ref: WB3 (Housing): Land to the north east of the A168, Wetherby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG									Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including some community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	O			Some potential effects on biodiversity but mitigation should enable development. Need not lead to loss of woodland or trees. Site large enough to incorporate new natural greenspace and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to affect achievement of the Air Quality objectives. Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land. A major road- A1(M) lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	R	R	N		Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes with no prospect of improvement. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Site not within 400m of bus stop (50+ dwellings). 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	DG			Mixed use could be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Located on the north eastern boundary of Wetherby the site lies between the A168 and the A1(M). There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects arise from the site being accessible to a play area/amenity open space/outdoor sports, large enough to accommodate a new play area and being able to meet the recreation needs of the area. The site also has the potential for mixed use development including some community facilities. There are negative social effects with poor accessibility to local services and the local primary school is at or near capacity and may										

Site Ref: WB3 (Housing): Land to the north east of the A168, Wetherby

need expansion. Some potential negative effects are identified for biodiversity but mitigation should enable development to take place. Development need not lead to the loss of woodlands or trees and the site is large enough to incorporate new natural green space and add to green infrastructure. Negative environmental effects occur for landscape and there are limited opportunities for mitigation. Further negative impacts arise from there being significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation, poor provision for cyclists and pedestrians, a significant barrier to accessibility, a potential impact on air quality and the site's location adjacent to a major road.

Recommendation: Not to allocate.

Table 7.440 Site WB3

Open Countryside

7.159 The summary table below sets out the reasons why those sites assessed but not included in the publication draft Local Plan 2018 were rejected.

Open Countryside Sites	
Site references	Reason for site rejection
OC1, OC2, OC3, OC4, OC7, OC8, OC9, OC10	These sites are within open countryside where allocations are not being made.
OC6	This site is within the Green Belt.
OC5	This site was promoted as a new settlement. The site was rejected because it did not accord with the Growth Strategy
OC11	This site was promoted as anew settlement. Whilst it accored with the growth strategy it was not of a sufficient scale to deliver the amount of growth needed. The site is no longer being actively promoted.

Table 7.441 Open Countryside Sites

7.160 The following tables set out the sustainability appraisal undertaken for those sites assessed but not included in the publication draft of the Local Plan 2018. Further details of the range of colour ratings available for each sustainability appraisal objective can be found at Appendix 4: Page 410 of this document.

Site Ref: OC1 (Employment): Land at south west of A1(M) junction 50 near Rainton									
SA objective	Ratings							Analysis	
1. Quality housing available to everyone.	n/a	n/a							Site is proposed for employment.
2. Conditions and services to engender good health.	n/a								Site is proposed for employment.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Site is proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N							Site is proposed for employment.
6. Local needs met locally.	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Site is proposed for employment.
8. Biodiversity and importance of the natural environment.	Y	Y	DG	N	?	Y	O		Some potential adverse effects on biodiversity but can be mitigated. May result in loss of woodland or trees - mitigation possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity and capacity; key distinctive characteristics susceptible to change. Medium /low landscape capacity; not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	R		Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.

Site Ref: OC1 (Employment): Land at south west of A1(M) junction 50 near Rainton								
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R	N		Significant transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	N	N	Site screened out.
15. Good quality employment opportunities available to all	LG	?						Suitable for employment.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will boost local economy.
Summary: The site comprises a triangular field lying between the A1(M) and the A61, south of junction 50. Employment use will bring positive social effects such as training and apprenticeship opportunities, however, the site is not accessible to any local services. Whilst some adverse effects on biodiversity and the loss of trees has been identified they are capable of mitigation. There are significant transport/accessibility problems but these can be overcome through developer contributions. Negative environmental impacts arise from the loss of Grade 2 agricultural land, potential impact on air quality and the sensitivity of the landscape which does not have the capacity to accommodate development. Positive economic effects are realised by the provision of employment land encouraging investment and supporting local business expansion.								
Recommendation: Not to allocate								

Table 7.442 Site OC1

Site Ref: OC2 (Mixed Use): Rudding Farm, near Kirk Deighton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed use Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	O			Some potential adverse effects on biodiversity but can be mitigated. Need not loss of woodland or trees. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	O	R			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield land. Would involve the loss of grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	LG	O	O	N				Some transport and/or accessibility problems mitigated through developer contributions. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to routes suitable for cycling. Some pedestrian access and safety issues. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	R	N			Buildings can be converted. Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: The site lies in the open countryside between the A1(M) and A168. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at										

Site Ref: OC2 (Mixed Use): Ridding Farm, near Kirk Deighton

or near capacity and likely to require expansion. Some transport/accessibility issues have been identified but can be mitigated and although pedestrian connections are poor there is the opportunity to connect to cycle routes. Some adverse effects on biodiversity have been identified but can be mitigated. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment, potential impact on air quality and the high/medium landscape sensitivity which does not have the capacity to accommodate development.

Recommendation: Not to allocate

Table 7.443 Site OC2

Site Ref: OC3 (Employment): Oakwood Park Business Centre, near Bishop Thornton								
SA objective	Ratings							Analysis
1. Quality housing available to everyone.	n/a	n/a						Site is proposed for employment.
2. Conditions and services to engender good health.	n/a							Site is proposed for employment.
3. Safety and security for people and property.	?							Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a							Site is proposed for employment.
5. Culture, leisure and recreation activities available to all.	n/a	N						Site is proposed for employment.
6. Local needs met locally.	R	R	R	R	R	R	R	Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	LG							Site is proposed for employment.
8. Biodiversity and importance of the natural environment.	DG	Y		N	?	O	O	No adverse effects on biodiversity. May result in the loss of existing woodland or trees, but mitigation possible. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	Y	LG	N	Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	O	R	R		N	No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG					Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	DG	R					All development will increase use of primary resources and increase energy and water consumption and waste. Would utilise brownfield land.
13. Protect and enhance the historic environment.	N							No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	DG	N	Buildings capable of conversion. Provides the opportunity for high quality design.
15. Good quality employment opportunities available to all	LG	?						Suitable for employment.
16. Conditions for business success, economic growth and investment	DG							Provision of employment will boost local economy.
Summary: The site adjoins an established rural business park. Employment use will bring positive social effects such as training and apprenticeship opportunities, however, the site is not accessible to any local services. No adverse effects on biodiversity have been identified and the loss of trees is capable of mitigation. No transport/accessibility problems have been identified but pedestrian and cycle connections are poor. Negative environmental impacts arise from the sensitivity of the landscape which does not have the capacity to accommodate development. Positive economic effects are realised by the provision of employment land encouraging investment and supporting local business expansion.								

Site Ref: OC3 (Employment): Oakwood Park Business Centre, near Bishop Thornton

Recommendation: Not to allocate

Table 7.444 Site OC3

Site Ref: OC4 (Mixed Use): Land north of Racecourse Approach, near Wetherby										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large site with potential for mixed use Local primary school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG	DG	LG	?	Y	Y			Some potential adverse effects but substantial mitigation should enable development. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. Medium landscape sensitivity: distinctive characteristics susceptible to change. Medium low landscape capacity: able to accommodate some development with mitigation in part.
9. Minimal pollution levels.	N	O	O	?	R	O	N			Positive effects: Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Potential to have an impact on air quality. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	R	N				Significant transport issues requiring substantial infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	DG									Provision of employment will boost local economy.

Site Ref: OC4 (Mixed Use): Land north of Racecourse Approach, near Wetherby

Summary: The site lies on the southern edge of the district immediately east of Wetherby Services at junction 40 of the A1(M). There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility issues have been identified which would require substantial mitigation and pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified but can be mitigated and the landscape has the capacity to accommodate some development. Negative environmental effects arise from the loss of Grade 2 agricultural land, the negative impact on local distinctiveness and harm to the historic environment and the potential impact on air quality. The site is large enough for a mixed use development which would have beneficial economic effects through the provision of employment land.

Recommendation: Not to allocate

Table 7.445 Site OC4

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

Site Ref: OC5 (New/Expanded Settlement): New Settlement at Deighton Grange Farm, near Kirk Deighton

Summary: The site is located between the A1(M) and the A168 north of the village of Kirk Deighton. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Some transport/accessibility issues have been identified which can be mitigated and pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified but can be mitigated. Negative environmental effects arise from the loss of Grade 2/3 agricultural land, the negative impact on local distinctiveness, harm to the historic environment, the potential impact on air quality and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development. The site is large enough for a mixed use development which would have beneficial economic effects through the provision of employment land.

Recommendation: Not to allocate

Table 7.446 Site OC5

Site Ref: OC6 (Housing): Former Middleton Hospital										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	R									Not accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	O	O			Significant adverse effects on biodiversity. Need not result in the loss of existing woodland or trees. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	DG	DG	O	?	Y	Y	N			Positive effects: Unlikely to have an impact on air quality. Some adverse effects on watercourses - mitigation possible. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	R	R	R	R	N			Significant transport and/or accessibility problems requiring substantial new infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	LG							Bus stop not within 400m. 50% or more within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	N									No conservation area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	N	DG			Demolition of buildings required. Site screened out. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Site is only being proposed for residential use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.

Site Ref: OC6 (Housing): Former Middleton Hospital

Summary: The site is located in the countryside to the east of Middleton and is the location of a former hospital. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is not accessible to a play area/amenity open space/outdoor sports but is large enough to meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility issues have been identified which would require significant infrastructure and pedestrian and cycle connections are poor. Negative environmental effects arise from the loss of some Grade 3 agricultural land and the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.

Recommendation: Not to allocate

Table 7.447 Site OC6

Site Ref: OC7 (Housing): Land west of A168, Kirk Deighton										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		N	?	O	O			Some potential adverse effects but substantial mitigation should enable development. Need not result in the loss of existing woodland or trees. Environment Agency - impacts cannot be predicted at this stage. High/medium landscape sensitivity: distinctive characteristics vulnerable to change. Medium/low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	O	N			Positive effects: Unlikely to have an impact on air quality. Slight effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Utilises some brownfield land. Negative effects: Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	DG	?	DG	DG	R	N				No transport and/or accessibility problems. Increased public transport provision and extension of services cannot be predicted at this stage Well served by cycle routes. Convenient and safe pedestrian routes. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings required. Negative impact on local distinctiveness but opportunities for mitigation.
15. Good quality employment opportunities available to all	LG	n/a								Site suitable for employment use.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: The site is located to the west of the A168 in open countryside north of Kirk Deighton and contains the remains of a number of buildings. There are positive social effects in that the site is large enough to deliver affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports but has poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. No transport/accessibility issues have been identified and both pedestrian and cycle connections are good. Some adverse effects on biodiversity have been identified but can be mitigated as can those to local</p>										

Site Ref: OC7 (Housing): Land west of A168, Kirk Deighton

distinctiveness and the historic environment. Development would utilise brownfield land and would be suitable for employment use which would deliver economic benefits. Negative environmental effects would arise from the high/medium sensitivity of the landscape which does not have the capacity to accommodate development.

Recommendation: Not to allocate

Table 7.448 Site OC7

Site Ref: OC8 (Mixed Use): Land at Rowden Lane End, Skipton Road										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size allows for 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new facility.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Large enough to accommodate mixed uses. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	R	DG	LG	?	R	R			Some potential adverse effects on biodiversity - easy to mitigate for. Likely to result in loss of ancient woodland, aged/veteran trees or trees protected by TPO. Large enough to incorporate new natural greenspace and add to green infrastructure. Public right of way affects site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity: distinctive characteristics vulnerable to change. Low landscape capacity: not able to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	LG	R			Positive effects: Some potential adverse effects on watercourses. Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative effects: Potential to have an impact on air quality. 100% greenfield site. Would involve the loss of some grade 1, 2 or 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	R	R	R		N			Significant transport issues requiring substantial infrastructure. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to routes suitable for cycling. Lack of pavements does not encourage pedestrian access. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O		DG							Bus stop not within 400m. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All development will increase use of primary resources and increase energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings required. Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	DG	?								Mixed use can be accommodated.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion.

Site Ref: OC8 (Mixed Use): Land at Rowden Lane End, Skipton Road

Summary: The site consists of a number of agricultural fields to the south of the A59 Skipton Road, north west of Harrogate town. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. There is poor accessibility to all local services and the local primary school is at or near capacity and likely to require expansion. Significant transport/accessibility issues have been identified which would require significant infrastructure and pedestrian and cycle connections are poor. Some adverse effects on biodiversity have been identified but are capable of mitigation as can those on the historic environment. Negative environmental effects arise from the loss trees, negative impact on local distinctiveness, potential impact on air quality and the high sensitivity of the landscape which does not have the capacity to accommodate development.

Recommendation: Not to allocate

Table 7.449 Site OC8

Site Ref: OC9 (Housing): Land adjacent to Ripley Road, Bedlam										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size allows for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/ amenity open space/ outdoor sports
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG									Provision of affordable housing will help reduce social isolation.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	R	R	R	R	R	R		Poor accessibility to local services.
7. Education and training opportunities which build on the skills and capacity of the population.	DG									Local primary school likely to have capacity.
8. Biodiversity and importance of the natural environment.	O	O		LG	?	R	R			Some potential effects on biodiversity but mitigation should enable development. Likely to result in loss of woodland or trees - full mitigation not possible. Public right of way affects the site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	Y	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Utilises brownfield land. Would not involve the loss of grade 1, 2, or 3 agricultural land. Negative affects: Some adverse effect on surface water and watercourses - mitigation possible.
10. A transport network which maximises access whilst minimising detrimental impacts.	Y	?	O	R	R		N			Some transport and/or accessibility problems but can be addressed. Increased public transport provision and extension of services cannot be predicted at this stage. Poor provision for cyclists. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	DG							Bus stop within 400m. Site wholly within Flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of greenfield land but not grade 1, 2, or 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	O	N			Demolition of buildings would be required. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Located on land adjacent to Ripley Road at Bedlam. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects result as the site is accessible to a play area/amenity open space/outdoor sports provision and can meet the recreation needs of the area. Poor accessibility to local services exists but positive social effects arise as the local primary school is likely to have capacity. Some potential adverse effects in relation to biodiversity but mitigation should enable development to take place but this is likely to lead to the loss of woodland or trees, the impact of which cannot be fully mitigated.										

Site Ref: OC9 (Housing): Land adjacent to Ripley Road, Bedlam

Adverse landscape impacts are identified with limited opportunities for mitigation. Further negative environmental effects arise from the likely harm to the significance of a heritage asset and impact on local distinctiveness but mitigation is possible. Some transport and/or accessibility problems but these can be addressed but negative effects arise from the poor connectivity to cycle routes, lack of pavements and a significant barrier to accessibility.

Recommendation: Not to allocate.

Table 7.450 Site OC9

Site Ref: OC10 (Housing): Lawned garden at White House Farm, near Askwith										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	R	LG								Site size does not allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/ amenity open space/ outdoor sports
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	R									Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	N	N								Not large enough to meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	LG	R	R	R	R			Poor accessibility to local services but good access to primary school.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	LG		LG	?	R	O			Some potential effects on biodiversity but mitigation should enable development. Need not result in loss of woodland or trees. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Medium/ Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	Y	?	R	LG	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. No adverse effect on surface water and watercourses. 50% or more of the site is grade 4 agricultural land - would involve some loss of grade 3 agricultural land. Negative affects: Loss of greenfield site.
10. A transport network which maximises access whilst minimising detrimental impacts.	LG	?	O	R	R		N			Some transport and/or accessibility related problems but minor and can be mitigated. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG							Site not within 400m of bus stop Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	DG	O	N			Some buildings capable of re-use/conversion. Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Site proposed for residential.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support existing businesses.
Summary: Located at White House Farm near Askwith. Negative social effects are indicated as the site is not large enough to allow for affordable housing, the local primary school is at or near capacity and likely to require expansion and there is poor accessibility to local services. Positive effects arise as the site is accessible to a play area/amenity open space/outdoor sports provision. Negative impacts on the natural environment arise as adverse effects on biodiversity and low landscape capacity have										

Site Ref: OC10 (Housing): Lawned garden at White House Farm, near Askwith

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

Recommendation: Not to allocate

Table 7.451 Site OC10

Site Ref: OC11 (New/Expanded Settlement): New settlement west of the A61, near South Stainley										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	LG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including some community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	R	R	R	R	R	R		Poor accessibility to local services but access to good quality bus service.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	O	DG	DG	LG	?	R	R			Some potential effects on biodiversity but mitigation should enable development. Need not lead to the loss of woodland or trees/ potential for new woodland creation. Site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity - characteristics vulnerable to change. Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	O	O	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Negative affects: Potential to affect achievement of the Air Quality objectives. Loss of greenfield site. Loss of grade 3 agricultural land. Some adverse effect on surface water and watercourses - mitigation possible. A major road - A61 lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Site not within 400m of bus stop (50+ dwellings). Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of grade 1,2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Mitigation of harmful effects not possible
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG			Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use could be accommodated.
15. Good quality employment opportunities available to all	DG	DG								Mixed use development can be accommodated. Within 800m of a bus stop where service frequency enables commuting by bus for work.

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

Table 7.452 Site OC11

Appendix 8 Assessment of Draft Policies

Approach taken to Sustainability Appraisal of draft Local Plan policies

- 8.1** The policies in the draft Local Plan have been subject to ongoing Sustainability Appraisal (SA) throughout their preparation. The assessment of the draft policies has been undertaken against the SA objectives described and justified in Section 3. The following sections provide details of the assessment carried out at the Issues and Options stage in 2015 and the Draft Local Plan stage in 2016.
- 8.2** Each draft policy has been assessed on a consistent basis, as set out below. The draft wording of the policy is included for reference and this is then followed by three sections addressing the following:
- **Policy background:** this section sets out whether the policy is being rolled forward (from previous consultation drafts or adopted plans) with no amendment, with minor or more significant amendments or is a completely new policy.
 - **Initial SA assessment:** an initial narrative assessment is made identifying whether implementation of the the draft policy would be likely to have any significant effects on the SA objectives.
 - **Short/medium/long term effects:** consideration is given to whether these effects are short, medium or long term and if they might change over time as the policy has time to take effect.

Assessment of Draft Development Management Policies - Issues and Options 2015

Sustainable Development

Draft Policy SD1: Presumption in Favour of Sustainable Development
<p><i>When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</i></p> <p><i>Planning applications that accord with the policies of this Local Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise).</i></p> <p><i>Where there are no Local Plan Policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:</i></p> <ul style="list-style-type: none"> ● <i>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</i> ● <i>Specific policies in that framework indicate that developments should be restricted.</i>
<p>Policy background</p>
<p>This policy rolls forward Policy SD1 from the Sites and Policies DPD with no changes.</p>
<p>Initial SA Assessment</p>
<p>In accordance with the National Planning Policy Framework Local Plans are required to be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (para 15). The Planning Inspectorate introduced model policy wording with the advise that if incorporated into a draft Local Plan submitted for Examination, would be an appropriate way of meeting this expectation. The policy wording set out above reflects per verbatim the model policy.</p>
<p>Short/medium/long term effects</p>
<p>Positive short, medium and long term effects</p>

Policy SD1: Presumption in Favour of Sustainable Development

Draft Policy SD2: Criteria for Sustainable Development
<p><i>All development proposals within the district should comply with the following criteria:</i></p> <ol style="list-style-type: none"> 1. <i>The scale density and design should make the most efficient use of land; and</i> <ol style="list-style-type: none"> a) <i>be well integrated with, and complementary to, neighbouring buildings and the spatial qualities of the local area</i> b) <i>be appropriate to the form and character of the settlement and/or landscape character.</i> 2. <i>The following should be protected and where possible enhanced:</i> <ul style="list-style-type: none"> ● <i>visual amenity;</i> ● <i>residential amenity;</i> ● <i>general amenity;</i> ● <i>health, social and cultural well-being</i> 3. <i>There should be no loss of greenfield land unless justified by national planning policy or a policy within this development plan;</i> 4. <i>Where possible and viable, proposals for new development will be expected to contribute to:</i> <ul style="list-style-type: none"> ● <i>creating safer communities;</i>

Draft Policy SD2: Criteria for Sustainable Development
<ul style="list-style-type: none"> ● <i>promoting social equality and inclusion;</i> ● <i>the protection and enhancement of the supply of community facilities and local services.</i> <p>5. <i>The environmental impact of development should be reduced by ensuring that the planning, design, construction and subsequent operation of all new development should seek to minimise:</i></p> <ul style="list-style-type: none"> ● <i>Energy and water consumption;</i> ● <i>The use of natural non-renewable resources;</i> ● <i>Travel by car;</i> ● <i>Flood risk;</i> ● <i>Waste.</i> <p>6. <i>All new non-residential development requiring planing permission should attain 'very good' standards as set out in the Building Research Establishment Environmental Assessment Method (BREEAM).</i></p>
Policy background
This is a new policy, however it incorporates elements of Core Strategy Policy EQ1: Reducing risks to the environment.
Initial SA Assessment
In accordance with the National Planning Policy Framework all proposed developments should contribute towards the achievement of sustainable development. This policy reflects the importance of design and the need to minimise the environmental impact of development within a district with an exceptionally high quality of environment and level of amenity. This policy will be used to assess all development across the district. The policy has a positive effect on a number of the SA objectives as it looks towards achieving a quality built environment, and reducing the environmental impact of new development.
Short/medium/long term effects
Positive effects become more significant through time as the policy is applied across the district.

Policy SD2: Criteria for Sustainable Development

Draft Policy SD3: Flood Risk and Sustainable Drainage
<p><i>Development proposals will not be permitted where they would have an adverse effect on watercourses or increase the risk of flooding elsewhere.</i></p> <p><i>Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through Sequential Testing against the most up-to-date Environment Agency flood risk maps and the North West Yorkshire Strategic Flood Risk Assessment maps.</i></p> <p><i>Where required by national guidance, proposals for development should be accompanied by a site-specific Flood Risk Assessment (FRA) that demonstrates that the development will be safe, including access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</i></p> <p><i>All development will be required to ensure that there is no increase in surface water flow rate run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDs are provided arrangements must be put in place for their whole life management and maintenance.</i></p>
Policy background
This policy has been rolled forward from Policy SG9 of the Sites and Policies DPD with minor amendments.
Initial SA Assessment
The NPPF and accompanying Technical Guidance on Flood Risk (March 2012) seeks to avoid the risk of flooding where possible. This Policy requires SuDS to be incorporated into new development where appropriate in order to reduce run-off and improve water quality, as well as creating high quality environments which encourage biodiversity and benefit water resources including enhancements for wildlife. The policy has a positive effect on a number of objectives as it looks to protect people and property from flooding, contribute to a managed approach to climate change and a quality built environment, efficient land use patterns that promote balanced development, and encourage biodiversity.
Short/medium/long term effects

Draft Policy SD3: Flood Risk and Sustainable Drainage

Positive effects become more significant through time as the policy is applied across the district.

Policy SD3: Flood Risk and Sustainable Drainage

Housing

Draft Policy HS1: Type, Mix and Density of New Market Housing Units
<p><i>All proposals for residential development on sites of ten or more dwellings should take into account the Strategic Housing Market Assessment in determining the mix of unit size and type needed to meet housing requirements of the District on each site.</i></p> <p><i>On all other sites, the mix of housing should contribute to the creation of mixed communities having regard to the Strategic Housing Market Assessment (SHMA) and the existing mix of housing in the locality.</i></p> <p><i>New housing will be expected to deliver housing at a density of not less than 30 dwellings per hectare (dph). Higher densities of between 30 and 50 dph will be sought on appropriate sites within the main built up areas of Harrogate, Knaresborough and Ripon. In locations in and adjoining town, city and any other urban centres with a good standard of accessibility to public transport, densities of up to 50 dph will be sought.</i></p> <p><i>These requirements may be relaxed where it can be demonstrated that development at such densities would be detrimental to local character or amenity or there are other constraints upon the site itself, which would prevent these densities being achieved.</i></p>
<p>Policy background</p> <p>This policy is partly rolled forward from the Sites and Policies DPD (Policy SG7) and continues with the main emphasis of the policy being on applications having to have regard to the latest Strategic Housing Market Assessment (SHMA).</p>
<p>Initial SA Assessment</p> <p>There are essentially two parts to the policy - one focusing on type and mix of dwellings and the other looking at densities. The Draft Policy looks to ensure that there is an appropriate mix of housing of different types and tenures to support a wide range of households of different sizes, ages and incomes and this has been informed by the council's SHMA and seeks to provide quality housing available to everyone. This in turn can also help to support the local economy by ensuring that housing is provided to meet workers' needs. The draft policy seeks to ensure that land is used efficiently by setting minimum density requirements and this has a positive effect when assessed against the objective of a quality built environment. The wording of the policy allows for lower density development where development at a higher density would cause harm to local character or amenity or where specific constraints need to be addressed. In so doing this ensures respect and protection of the historic environment and landscape character.</p>
<p>Short/medium/long term effects</p> <p>Positive short/medium and long term effects.</p>

Policy HS1: Type, Mix and Density of New Market Housing Units

Draft Policy HS2: Affordable Housing
<p><i>All proposals for new residential development (including mixed use schemes and conversions) will be expected to contribute towards meeting the affordable housing need of the district.</i></p> <p><i>In Harrogate, Knaresborough and Ripon on proposals of five or more dwellings, 40% of the dwellings should be affordable and provided on-site. On proposals of one to four dwellings a commuted sum in lieu of on-site provision will be required.</i></p> <p><i>In all other areas on proposals of three or more dwellings, 40% of the dwellings should be affordable and provided on-site. On proposals of one to two dwellings a commuted sum in lieu on-site provision will be required.</i></p> <p><i>All targets are subject to viability and the need for affordable housing. On schemes falling short of the target it will be for the applicant to clearly demonstrate the reasons for a lower affordable housing contribution.</i></p> <p><i>Suitable arrangements will be made to ensure that the affordable homes provided under this policy are available initially and successively to eligible households unless these restrictions are lifted, in which case any subsidy will be recycled for alternative affordable housing provision in the district.</i></p> <p><i>In very exceptional circumstances if robustly justified and it may be appropriate to take a commuted sum on sites above the on-site threshold.</i></p>
<p>Policy background</p> <p>This policy reflects the previous Sites and Policies DPD Policy HLP 7 with minor amendments.</p>
<p>Initial SA Assessment</p>

Draft Policy HS2: Affordable Housing

The policy looks to maximise the amount of affordable housing by requiring all development schemes to provide affordable housing either on-site or by virtue of a financial contribution if appropriate. This will help to meet the district's affordable housing need and in turn help to meet needs locally and to reduce social exclusion. The requirements are subject to viability in order that overall housing delivery is not compromised.

Short/medium/long term effects

Positive effects become more significant through time as the policy is applied across the district.

Policy HS2: Affordable Housing

Draft Policy HS3: Gypsies and Travellers

Proposals for new sites or extensions to existing sites, whether land allocations or planning applications responding to unexpected need, should:

- *be located where there would not be a detrimental impact on highway safety or the flow of traffic;*
- *be of an appropriate size to be able to provide acceptable living conditions and provide for the number of pitches required, access roads, amenity blocks, children's play areas and space for commercial vehicles;*
- *not materially harm the natural and historic environment including landscape character;*
- *not materially harm residential amenity.*
- *not dominate the nearest settled community in rural and semi-rural areas;*
- *be situated in locations with good access to existing local services, including health services, schools and public transport;*
- *avoid locations where there is a risk of flooding;*
- *not be located within the Green Belt.*

Planning applications for new sites (not involving the extension of existing sites) will need to include a statement to justify why an existing site cannot be extended and a new site is needed.

Policy background

This policy rolls forward Core Strategy Policy C2: Gypsies and Travellers and amends the list of criteria that have to be met by proposals for new sites or extensions to existing sites. The list of criteria has been expanded in the draft policy to include those related to the impact on rural/semi-rural areas, accessibility to services and facilities, flooding and green belt. The criterion relating to architectural/historic interest has been removed from the policy.

Initial SA Assessment

The NPPF in relation to traveller sites requires councils to assess Gypsy, Traveller and Travelling Show people's housing needs, identify deliverable sites to meet requirements and set criteria for assessing future sites. This will help to meet needs locally and reduce social exclusion.

Short/medium/long term effects

Positive short/medium and long term effects

Policy HS3: Gypsies and Travellers

Draft Policy HS4: Replacement Dwellings in the Countryside

Proposals for replacement dwellings will only be permitted where it meets all of the following criteria:

- *the new dwelling is located on the site of, or close to, the existing dwelling to be cleared;*
- *the new dwelling is not materially larger than the existing dwelling;*
- *the new dwelling has satisfactory access arrangements;*
- *the new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the landscape character and local vernacular;*
- *the new dwelling is sited to preclude retention of the existing dwelling or there is a condition to ensure its demolition on completion of the new dwelling*

Policy background

Draft Policy HS4: Replacement Dwellings in the Countryside

This policy rolls forward the element of the Sites and Policies DPD Policy SG8 Development Limits and Replacement Dwellings that relates to replacement dwellings. The only change is the removal of the criteria "the existing building is not of architectural or historic interest nor does it make a positive contribution to the landscape character of the area" as this cannot be enforced and permitted development allows the demolition of unlisted buildings.

Initial SA Assessment

The policy sets out strict criteria which proposals for replacement dwellings must meet. Effects are unlikely to be significant, but there are positive effects in respect of the natural and historic environment as the policy seeks to ensure that any replacement dwelling is sympathetic to landscape character and local vernacular.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HS4: Replacement Dwellings in the Countryside

Draft Policy HS5: Extensions to Dwellings

Extensions to dwellings will be permitted provided that all the following requirements are met:

1. *There is no unacceptable impact on neighbouring residential amenity.*
2. *There is no unacceptable loss of parking or garden/amenity areas.*
3. *There is no unacceptable impact to the character or appearance of the dwelling or the surrounding area.*
4. *In the countryside the extension should not be designed to facilitate the subdivision of the dwelling into separate dwellings nor undermine the retention of any occupancy condition.*

Policy background

Although there was no policy relating to dwelling extensions within the Core Strategy or Sites and Policies DPD, the draft policy reflects the wording of the Harrogate District Local Plan Policy H15: Extension to Dwellings.

Initial SA Assessment

The policy sets out the requirements that must be met to ensure that an extension is acceptable, where planning permission is required. Effects are unlikely to be significant, with positive effects in respect of the natural and historic environment as the policy seeks to ensure that extensions to dwellings are sympathetic to local character and amenity.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HS5: Extensions to Dwellings

Draft Policy HS6: Rural Worker's Dwellings

New permanent isolated dwellings in the country side will not be permitted unless it can be shown that there is an essential need for a rural worker to live permanently at or near their place of work within the countryside. In determining whether such need exists, the local authority will consider whether the following criteria are met:

1. *There is a clearly established existing functional need;*
2. *The need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;*
3. *The unit and the agricultural activity concerned have been established for at least three years, have been financially sound for at least one of them and have a clear prospect of remaining so;*
4. *The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and*
5. *Other planning requirements, e.g. In relation to access, or the impact on the countryside are satisfied.*

Policy background

This is a new policy.

Initial SA Assessment

Draft Policy HS6: Rural Worker's Dwellings

Where it can be shown that accommodation is required to enable agricultural or forestry workers to live at or within the vicinity of their place of work, NPPF states that new dwellings may be justifiable. This policy sets out the criteria which need to be met. In particular, new permanent rural workers accommodation is only permitted where it can be demonstrated that the enterprise is economically viable. Potentially this could also have a wider positive effect on the vitality of rural communities. Such development does however have the potential to impact negatively on the built and natural environment, however the policy addresses this by requiring impact on the countryside to be addressed.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HS6: Rural Worker's Dwelling

Economy

Draft Policy EC1: Protection and Enhancement of Existing Employment Areas

The following key employment sites as identified on the Policies Map should continue to be occupied by employment uses. The development or redevelopment of land and premises within these sites for purposes other than Business, General Industrial and Storage and Distribution (as defined by Use Class B1, B2 and B8 of the General Development Order) will not be permitted.

- Cardale Park, Harrogate
- Hornbeam Park, Harrogate
- St James Park, Knaresborough
- Melmerby Business Park, Melmerby
- Claro Park, Harrogate
- Plumpton Park, Harrogate
- Manse Lane, Knaresborough
- Boroughbridge Road, Ripon
- Harrogate Road, Ripon
- Dallamires Lane, Ripon
- Bar Lane, Boroughbridge
- Fearby Road, Masham
- Marston Business Park, Tockwith
- Manse Farm, Knaresborough
- Dunlopillo, Pannal *

The use of other employment sites for non Business, General Industrial and Storage/Distribution (B1, B2, B8) uses will be resisted however in considering proposals for alternative uses the following will be considered:

- Impact on the quality and quantity of employment land supply
- Ability to accommodate smaller scale requirements
- Details of active marketing
- Viability of employment development
- Amenity considerations
- Planning problems of the continued use of the site for employment

Expansion of existing firms

Proposals for the expansion of existing firms/businesses in open countryside and established employment areas, as defined on the Proposals Map, will be permitted providing they are acceptable in relation to the following considerations:

- Impact on highway safety
- Impact on local amenity
- Impact on landscape character and appearance
- Impact on form and character of the settlement

** this would relate to the area of the site in employment use*

Policy background

This policy is rolled forward from Sites and Policies DPD Policy JB6 with some minor amendments.

Draft Policy EC1: Protection and Enhancement of Existing Employment Areas**Initial SA Assessment**

The draft policy has two parts: strict protection for those sites which are identified as being key to the local economy, but also providing some limited flexibility on smaller, poorer quality sites for alternative uses, albeit with preference being for uses that provide alternative employment opportunities. Overall therefore it is considered that the approach will have a positive effect on the local economy. The policy also covers the expansion of existing firms and whilst this element of the policy has the potential to impact negatively on the built and natural environment this is recognised in the policy which identifies the considerations which will be taken into account.

Short/medium/long term effects

Very positive effects on the creation of conditions for business success, economic growth and investment providing good quality employment opportunities available for all over the short/medium and long term.

Policy EC1: Protection and Enhancement of Existing Employment Areas

Town and Local Centre Management - emerging Policy EC2

The NPPF states that Local Plans should set out policies for the management and growth of centres over the plan period and should amongst other things:

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *define a network and hierarchy of centres;*
- *define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary shopping frontages and set policies that make clear which uses will be permitted in such locations;*
- *promote competitive town centres that provide customer choice and a diverse retail offer.*

Town and local centre management was previously included in Policy JB7 of the Sites and Policies DPD. This policy provided strict control on the loss of existing shops (Use Class A1) particularly in primary shopping frontages and also defined the extent of the following:

- *shopping centre boundary of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge;*
- *primary and secondary shopping frontages of Harrogate, Knaresborough and Ripon;*
- *Harrogate's Local Centre Boundaries - Cold Bath Road, High Harrogate, Jennyfield, Kings Road, Starbeck, and Knaresborough Road*

Maps of these existing designations are found in Appendix 2.

Recent permitted development changes however now allow more opportunities to change the use of Class A1 units to non A1 uses which results in the Council having reduced control powers. In some circumstances (change from A1 to A3 (restaurants) the prior notification process must be undertaken to enable LPA's to protect valued and successful retail provision in key shopping areas such as town centres. Prior notification is required where it may be undesirable for the building to change to a use falling within Class A3 because:

- *there could be an impact on the adequate provision of services of the sort that may be provided by a building falling within Class A1 but only where there is a reasonable prospect of the building being used to provide such services or;*
- *the building is located in a key shopping area, and there could be an impact on the sustainability of that shopping area.*

Town and Local Centre Management - emerging Policy EC2
<p><i>Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 gives local planning authorities the power to remove permitted development rights in some circumstances where they have the evidence to justify that this is necessary to protect the wellbeing of an area. The Council may therefore look to use its Article 4 powers to remove the permitted development rights in areas where the need to protect valuable and successful retail provision is justified.</i></p> <p><i>The element of Policy JB7 policy that relates to the sequential test, local centres and efficient use of buildings in centres will still apply to the emerging policy as this is not affected by the permitted development changes. This is detailed below.</i></p> <p>Elements of Sites and Policies Policy JB7 that will still apply</p> <p>Sequential Test</p> <p><i>For the purposes of determining proposals for retail development, sites within the defined shopping centres of Harrogate, Ripon, Knaresborough, Boroughbridge, Masham and Pateley Bridge will be treated as "in centre" locations in accordance with the National Planning Policy Framework.</i></p> <p><i>For the purposes of determining proposals for B1 offices, leisure uses, or for other main town centre uses defined by the National Planning Policy Framework, the town centre boundaries of Harrogate, Ripon and Knaresborough and the shopping centres of Boroughbridge, Masham and Pateley Bridge, will be treated as "in centre" locations in accordance with the National Planning Policy Framework</i></p> <p>Harrogate's Local Centres</p> <p><i>New shopping development, appropriate in scale and type to the size and role of Harrogate's local centres to provide for people's day-to-day needs, will be permitted within, or as an extension to, these centres.</i></p> <p>Efficient use of buildings in centres</p> <p><i>Proposals involving residential or office development above ground floor premises within town or city centres will be permitted provided that they will not cause unacceptable planning problems for other adjacent land uses. In addition, development at ground floor should not compromise the current use, or future reuse, of upper floors.</i></p>
<p>Policy background</p> <p>The element of Sites and Policies DPD Policy JB7 that relates to the sequential test, local centres and efficient use of buildings in centres continues to be included in this emerging policy. Issues to consider further are the appropriateness and boundaries of the present shopping centres of Harrogate, Knaresborough, Ripon, Boroughbridge, Pateley Bridge and Masham; primary and secondary shopping frontages for Harrogate, Knaresborough and Ripon, and Harrogate's Local Centres. Consideration will also be given to whether the Council should use its Article 4 Direction powers to remove permitted development rights for change of use of A1 retail units and whether these powers should be used on primary shopping frontages.</p>
<p>Initial SA Assessment</p> <p>The focus of the emerging policy is on retaining retail uses which will help promote and enhance the vitality and viability of local and town centres and serve local communities well by enabling local needs to be met locally. There may be some impacts on the historic environment and the overall quality of the built environment, however at this stage this is uncertain. The effects are very much site specific and are difficult to quantify until a draft policy is produced.</p>
<p>Short/medium/long term effects</p> <p>Uncertain</p>

Town and Local Centre Management - emerging Policy EC2

Draft Policy EC3: Impact Assessment Thresholds

Proposals for retail developments outside the defined shopping centres but within the settlement's development limit must be supported by an Impact Assessment where they are of the following sizes:

- *Harrogate: convenience retail of 1000 sq m or more and comparison retail of 2500 sq m or more*
- *Ripon: convenience and comparison retail of 1000 sq m or more*
- *Knaresborough: convenience retail of 250 sq m or more and comparison retail of 500 sq m or more*
- *Boroughbridge, Pateley Bridge and Masham: convenience and comparison retail of 250 sq m or more*

All other areas not within a defined shopping centre, including the countryside, must be supported by an Impact Assessment for convenience and comparison retail development of 250 sqm or more.

Where it is considered that proposals would be likely to have a significant impact on a centre(s), the Council reserves the right to require an Impact Assessment for:

- *retail proposals below the above thresholds, or within a centre,*
- *Office and leisure proposals*

A proposal is unlikely to be granted permission if it is likely to have a significant adverse impact.

Policy background

This is a new policy.

Initial SA Assessment

The focus of the draft policy is to set out the circumstances where retail developments (convenience and comparison) will need to be supported by an Impact assessment to ensure that the vitality and viability of existing centres is maintained. The policy makes it clear that a proposal is unlikely to be granted planning permission if it is likely to have a significant adverse effect. There may be some impacts on the historic environment and the overall quality of the built environment, however at this stage this is uncertain. The effects are very much site specific and are difficult to quantify until the policy is implemented.

Short/medium/long term effects

Uncertain

Policy EC3: Impact Assessment Thresholds

Draft Policy EC4: Protection of Tourist Facilities**Hotel Protection**

Proposals involving the change of use of hotels in the District with 20 or more lettable bedrooms will not be permitted unless clear evidence is provided to demonstrate that they are no longer viable, including:

1. *evidence that the hotel has been actively marketed at existing use value for at least 12 consecutive months;*
2. *occupancy rates for the last three years of operation; and*
3. *capital expenditure in the last five years of operation.*

Applicants will also be required to demonstrate that there will be no significant adverse impact on the supply or quality of visitor accommodation available in the area.

Protection of Tourist Attractions

Draft Policy EC4: Protection of Tourist Facilities

Proposals that would result in the loss of a tourist attraction will not be permitted unless:

- a. *clear evidence is provided to demonstrate that the continued use is no longer viable, including:*
- *evidence that the attraction has been actively marketed at existing use value for at least 12 consecutive months*
 - *visitor numbers for the last three years; and*
 - *capital expenditure in the last five years of operation.*
- or*
- b. *The attraction is viable but has been actively marketed at existing use value for two years.*

Policy background

This policy is rolled forward from Policy JB8: Protection of Tourist Facilities. The policy has been changed from hotels with 25 lettable bedrooms to 20 lettable bedrooms. This change has been made as a result of work undertaken for the Visitor Accommodation Study.

Initial SA Assessment

The draft policy looks to protect hotel bed space together with tourist attractions and in so doing provides support for an important part of the local economy, and gives confidence for further investment. It provides support for the conference and exhibition business in Harrogate, and culture and leisure industries generally, by ensuring there is sufficient accommodation for visitors. There are therefore very positive effects in relation to the local economy.

Short/medium/long term effects

Positive short/medium and long term effects

Policy EC4: Protection of Tourist Facilities

Draft Policy EC5: Sustainable Rural Tourism

Proposals involving the development of new, or extension of existing, tourist and leisure attractions or visitor accommodation in the countryside away from the main towns and villages (will need to make reference to the new classification of settlements) will be permitted provided that:

1. *it can be demonstrated that proposals for new attractions or accommodation are not capable of being located within or adjacent to the main towns and larger villages (new classification of settlements), and subsequently that locations within or adjacent to smaller villages (new classification) have been fully considered;*
2. *the scale, layout and design of development is appropriate to its location and maintains or enhances the high quality of the District's built and natural environment;*
3. *they would not cause unacceptable planning problems for other adjacent land uses;*
4. *appropriately located existing buildings are re-used where possible;*
5. *they result in an improvement to the range and quality of attractions and/or visitor accommodation in the area;*
6. *they will benefit the local economy and help to protect local services; and*
7. *they would not generate levels of traffic that would have an adverse impact upon the operation of the highway network or on highway safety.*

In particular, support will be given to proposals that meet the above criteria and form part of a comprehensive farm diversification scheme, or are directly linked to the long-term conservation and enjoyment of publicly accessible heritage assets.

In addition to the above criteria, proposals for caravan, holiday chalets and camping development (either new or extensions to existing sites) should be accessible to existing local services and public utilities, but should not adversely affect them.

Draft Policy EC5: Sustainable Rural Tourism
Policy background
This policy rolls forward Sites and Policies DPD Policy JB9 but will require amendment to reflect strategic policies once these are developed.
Initial SA Assessment
The draft policy looks to steer rural tourism towards the most sustainable locations, thereby minimising greenhouse gas emissions. Supporting rural tourism also has positive effects on the local economy and in particular the leisure and recreational industries, creating employment opportunities and assisting in attracting investment. The draft policy also looks to ensure that these enterprises are respectful of the natural and historic environment, encouraging the expansion and improvement of the range and type of tourist facilities in a sustainable manner that safeguards the District's environment.
Short/medium/long term effects
Positive short/medium and long term effects.

Policy EC5: Sustainable Rural Tourism

Telecommunications - Scope of emerging Policy EC6
<ul style="list-style-type: none"> ● <i>Criteria for determining telecommunications applications covering:</i> <ul style="list-style-type: none"> ● <i>sharing of existing telecommunications facilities;</i> ● <i>using existing structures;</i> ● <i>impact on visual amenity and nature conservation;</i> ● <i>need for sympathetic design and camouflage</i> ● <i>potential interference with other electrical equipment;</i> ● <i>possibility of other planned development in the area interfering with broadcast and telecommunications;</i> ● <i>Requirement that all new properties (residential and non-residential) provide a connection to an existing super fast broadband network or;</i> ● <i>Seek a developer contribution toward off site works that would enable those properties to access superfast broadband in the future</i>
Policy background
The Harrogate District Local Plan Policy CF10 relates to proposals for telecommunications development and provides criteria that have to be met with regard to mast sharing, erecting equipment on existing structures and the assessment of potential visual and nature conservation impact. Initial analysis of responses to the Issues and Options Consultation have highlighted the need for a telecommunications policy in the emerging Local Plan.
Initial SA Assessment
NPPF emphasises support for the expansion of electronic communication networks and high speed broadband and suggested criteria for determining telecommunications applications are listed above. Requiring development of all new properties to provide a connection to an existing superfast broadband network or seeking developer contributions towards future access will have positive impacts on the local economy and employment opportunities and access to information generally.
Short/medium/long term effects
Whilst this is an emerging policy the scope identified suggests it would be likely to have very positive effects, becoming more significant through time, if such a policy is applied across the district.

Telecommunications - Scope of emerging Policy EC6

Heritage and Placemaking

Draft Policy HP1: Heritage Assets

1. *Proposals for development that would ensure a sustainable future for the district's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.*
2. *Proposals should protect and, where appropriate, enhance or better reveal those elements, including the setting, that contribute to the significance of the district's heritage assets:*
 - a. **The World Heritage Site at Studley Royal Park including the Ruins of Fountains Abbey:**
 - *Proposals that would impact upon the World Heritage Site at Studley Royal Park including the Ruins of Fountains Abbey will be permitted only where it can be demonstrated that the scheme will protect and, where appropriate, enhance or better reveal those elements that contribute towards its outstanding universal value*
 - *There is a strong presumption against tall or very large buildings or structures within the World Heritage Site or its visual setting; proposals that protect key views and vistas will be supported*
 - *Within the World Heritage Site buffer zone, applicants will be required to demonstrate that their scheme will not harm those elements that contribute to the significance of the world heritage site*
 - b. **Listed Buildings:**
 - *Proposals that preserve listed buildings and their features of special architectural interest will be supported*
 - *Loss of any significance will be resisted, and will be permitted only where the harm is clearly and convincingly justified and is outweighed by the public benefits of the proposal. Substantial harm to the significance of listed buildings, or total loss including through demolition, will be permitted only in exceptional circumstances*
 - c. **Conservation Areas:**
 - *Proposals that would affect conservation areas should protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to their character, appearance and special architectural or historic interest*
 - *Demolition or other substantial loss to the significance of buildings or features, including public or private open spaces, that contribute positively to a conservation area will be permitted only where the harm is clearly and convincingly outweighed by the public benefits of the proposal*
 - d. **Registered Parks and Gardens:**
 - *The significance of Registered Parks and Gardens and their settings will be conserved and, where appropriate, enhanced*
 - *Loss of any significance will be resisted, and will be permitted only where the harm is clearly and convincingly justified and is outweighed by the public benefits of the proposal. Substantial harm to the significance of registered parks and gardens, or total loss including through demolition, will be permitted only in exceptional circumstances*
 - e. **Scheduled Monuments and other Archaeological Remains:**
 - *Loss of any significance of any archaeological sites will be resisted, and will be permitted only where the harm is clearly and convincingly justified and is outweighed by the public benefits of the proposal*

Draft Policy HP1: Heritage Assets

- Proposals that would result in substantial harm to the significance of Scheduled Ancient Monuments or other nationally important archaeological sites will be permitted only in wholly exceptional circumstances
- When proposals affecting archaeological sites are acceptable in principle, the council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development

f. Registered Battlefields:

- Proposals affecting a registered Historic Battlefield should ensure that development will not harm its historic, archaeological or landscape interest or prejudice any potential for interpretation

g. Non-designated Heritage Assets:

- Proposals that would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place, will only be permitted where the public benefits of the proposal would outweigh the harm

3. Where the public benefits of development are demonstrated to outweigh the harm to heritage assets, mitigation must be maximised in order to reduce the harmful effects as far as is practicably possible

The Heritage Management Guidance Supplementary Planning Document (SPD) (2014) provides additional detailed guidance on development that affects these assets, as well as selection criteria for the identification of non-designated heritage assets.

The World Heritage Site and the World Heritage Site buffer zone, Conservation Areas, Registered Parks and Gardens, Registered Historic Battlefields and Scheduled Ancient Monuments are shown on the policies map.

Policy background

This policy rolls forward Sites and Policies DPD Policy EQ4: Designated Heritage Assets, but following comments from Historic England has been expanded to include protection for non-designated heritage assets, more detail about what would be supported/acceptable in relation to each type of asset and the policy makes clearer that mitigation to reduce any harmful effects must be maximised.

Initial SA Assessment

The draft policy is likely to offer significant benefits in relation to protection of the historic built environment which in turn will enhance the cultural offer in the district. The approach looks to protect the integrity, character and appearance of The World Heritage Site at Studley Royal Park, including the Ruins of Fountains Abbey and its setting, Listed Buildings, conservation areas, Registered Parks and Gardens, Scheduled Monuments and other archaeological remains, Registered Battlefields, and Non-designated Heritage Assets.

Short/medium/long term effects

Positive short/medium and long term effects.

Policy HP1: Heritage Assets

Draft Policy HP2: Local Distinctiveness

New development should incorporate high quality building, landscape and urban design that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments. In particular, development should:

- Respect the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas
- Respond positively to the building density, building footprints, built form, building orientation, building height and grain of the context- including the manner in which this context has developed and changed over time.

Draft Policy HP2: Local Distinctiveness
<p>3. <i>Recognise the contribution of fenestration, roofscape, detailing, trees and planting, the palette and application of materials, traditional building techniques, and evidence of past and present activity to local distinctiveness and ultimately to landscape character</i></p> <p>4. <i>Incorporate design that is inspired by its local context or the best of contemporary practice that fits comfortably in its surroundings.</i></p>
Policy background
<p>This policy rolls forward Sites and Policies DPD Policy EQ5: Local Distinctiveness. It has been amended slightly to remove protection for non-designated heritage assets which has been added to Draft Policy 14 Heritage Assets above. NPPF identifies good design as a component of sustainable development, and states that proposals for development that are poorly designed and fail to take the opportunities available for improving the character and quality of an area and the way it functions should be refused.</p>
Initial SA Assessment
<p>This policy aims to promote high quality building, landscape and urban design inspired by the best of the local surroundings and establishes criteria against which all development proposals will be assessed. Some of these places, their buildings, archaeology and landscapes are protected through international, national or local designations, however the bulk of what makes the district distinctive is undesignated. Significant positive effects can therefore be noted against SA objectives that look towards protection of the historic environment and ensure a quality built environment.</p>
Short/medium/long term effects
<p>Positive short/medium and long term effects.</p>

Policy HP2: Local Distinctiveness

Draft Policy HP3: Public Rights of Way
<p><i>Proposals for development that would affect existing public rights of way will be permitted only where it can be demonstrated that:</i></p> <p>1. <i>The routes and the recreational and amenity value of rights of way will be protected, or satisfactory diverted routes that deliver a level of recreational and amenity value at least as good as the routes being replaced are provided; and</i></p> <p>2. <i>In all cases, opportunities for enhancement through the addition of new links to the existing network and the provision of improved facilities have been fully explored and, where appropriate, all reasonable and viable opportunities have been taken up</i></p>
Policy background
<p>In the Sites and Policies DPD protection for public rights of way was included as part of policy C5: Protection of existing sport, open space and recreation facilities. This new draft policy protects, and where appropriate, enhances these rights of way in a separate policy. The policy aims to protect public rights of way so that the routes and their existing recreational and amenity value is not undermined by new development. It also aims, where appropriate, to use development to deliver enhancements to the public right of way network and provide additional links.</p>
Initial SA Assessment
<p>The district's network of public rights of way and other paths provide an important recreational resource that enables the public to experience and enjoy the environment through activities such as walking, cycling and horse riding. This plays an important role in ensuring physical and mental health and wellbeing and an important sustainable transport resource. Protecting and enhancing existing provision will maintain access to these routes. Significant positive effects can therefore be noted in relation to health and provision of recreational activities objectives.</p>
Short/medium/long term effects
<p>Significant positive short/medium/ long term effects.</p>

Policy HP3: Public Rights of Way

Draft Policy HP4: Parking Provision
<p><i>When considering the provision of parking, proposals for development should recognise an overall need to reduce the use of private cars, and take suitable account of the following factors:</i></p>

Draft Policy HP4: Parking Provision	
1.	<i>The need to provide safe, secure and convenient parking at appropriate levels, including parking or storage for cycles, motor cycles and, where relevant, coaches and lorries</i>
2.	<i>Parking standards for cars, cycles, motorised two wheel vehicles, disabled parking and operational servicing requirements as prepared by the local highway authority, North Yorkshire County Council</i>
3.	<i>Policies set out in the North Yorkshire County Council Parking Strategy (and successive strategies)</i>
4.	<i>Where relevant, the parking management areas of Harrogate, Knaresborough and Ripon</i>
5.	<i>Where relevant, the location of the site within an area covered by an Area Travel Plan</i>
6.	<i>Where appropriate, the need to make provision for car club and car share parking spaces</i>
7.	<i>Means to encourage the use of low emission vehicles as part of the proposal, including the ability to provide electric vehicle charging points</i>
8.	<i>The need to provide oil interceptors in drainage schemes for parking in order to protect water quality</i>
9.	<i>The use of sustainable drainage systems (SUDS) and permeable surfacing materials</i>
Policy background	
This policy rolls forward Sites and Policies DPD Policy TRA5 with some minor amendments. The aim of this policy is to consider how parking provision could encourage fewer car journeys and reduce congestion.	
Initial SA Assessment	
No significant effects noted.	
Short/medium/long term effects	
None	

Policy HP4: Parking Provision

Draft Policy HP5: Protection of existing sport, open space and recreation facilities	
1.	<i>Proposals for development that would involve the loss of existing outdoor public and private sport, open space and recreational facilities will be permitted only where:</i>
a.	<i>The applicant can demonstrate that there is a surplus of similar facilities in the area and that the loss would not adversely affect the existing and potential recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or</i>
b.	<i>A satisfactory replacement facility is provided in a suitable location, accessible to current users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or</i>
c.	<i>The land is incapable of appropriate recreational use due to its size, location and physical conditions; or</i>
d.	<i>In the case of playing fields:</i>
i.	<i>The sports and recreation facilities on a site would best be retained and enhanced through the development of a small part of the site, and the benefits of development to sport and recreation clearly outweigh the loss of the land; or</i>
ii.	<i>The proposal involves the development of an alternative indoor or outdoor sports facility on the site, and the benefits of development to sport and recreation clearly outweigh the loss of the playing fields</i>
2.	<i>Any loss of an open space or a sport or recreational facility, which is acceptable under the above criterion, will be permitted only where it can be demonstrated that the loss would not cause significant harm to the amenity and local distinctiveness of the area. Small scale developments that are related to the function of an amenity open space will be permitted where it can be demonstrated that the public benefits of development outweigh the harm</i>
3.	<i>Development proposals that would involve the loss of existing indoor public and private sport and recreation facilities will be permitted only where:</i>
a.	<i>Their loss would not adversely affect the existing and potential sport and recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or</i>
b.	<i>A satisfactory replacement facility is provided on the same grounds as criterion 1b above; or</i>
c.	<i>They are incapable of continued sport and recreational use</i>
Policy background	

Draft Policy HP5: Protection of existing sport, open space and recreation facilities
This policy rolls forward Sites and Policies DPD Policy C5: Protection of existing sport, open space and recreation facilities, and is amended to remove protection for public rights of way (see new draft policy 16 above). The policy aims to protect a wide range of indoor and outdoor sport, open space and recreational facilities.
Initial SA Assessment
The purpose of this policy is to protect existing provision. Significant positive effects in relation to health objectives and provision of recreational activities. Protecting existing provision will maintain access to this important community facility.
Short/medium/long term effects
Positive short/medium/ long term effects.

Policy HP5: Protection of existing sport, open space and recreation facilities

Draft Policy HP6: New Sports, Open Space and Recreation Development
<ol style="list-style-type: none"> 1. <i>New housing and mixed use developments will be required to provide new sports, open space and recreational facilities to cater for the needs arising from the development in line with the provision standards set out in the Provision for Open Space in Connection with New Housing Development Supplementary Planning Document (SPD)</i> 2. <i>Proposals for the development of new sports, open space and recreation facilities will be permitted where:</i> <ol style="list-style-type: none"> a. <i>The facility is located:</i> <ol style="list-style-type: none"> i. <i>in or adjacent to built up areas, wherever possible; or</i> ii. <i>in remoter rural areas, is located to best serve the intended catchment population; and</i> b. <i>The proposal would not give rise to significant traffic congestion or road safety problems; and</i> c. <i>New buildings or structures are well designed and appropriately integrated into the landscape; and</i> d. <i>Proposals on the edge of settlements should seek to improve the setting of the settlement</i> 3. <i>Proposals for sport and recreational facilities likely to attract a large number of people due to their nature or scale (including sports stadia, health and fitness centres, swimming pools and other indoor sports facilities) should be located within or adjacent to Harrogate, Knaresborough, Ripon, Pateley Bridge, Masham or Boroughbridge and be accessible by regular bus or rail services</i> 4. <i>Proposals for sport and recreational activities that require a countryside location will be permitted in the open countryside outside of development limits (or the built up area of settlements)* only where they:</i> <ol style="list-style-type: none"> a. <i>Cannot be located adjacent to a built up area; and</i> b. <i>Are of a scale and nature appropriate to their landscape setting; and</i> c. <i>Do not involve a significant number or size of buildings or structures; and</i> d. <i>Would not cause excessive noise disturbance or light pollution to other users of the countryside, land uses or residents in the area; and</i> e. <i>Would not give rise to significant traffic congestion or road safety problems</i> <p><i>*The choice of wording will depend on whether development limits are used to define the extent of settlements</i></p>
Policy background
This policy rolls forward Sites and Policies DPD Policy C4: New Sports, open space and recreation development. It requires new housing to provide for the sports, open space and recreational needs arising from the development. The policy also sets criteria to assess proposals for new sports, open space and recreational development. The Council will seek opportunities to allocate sites in the Local Plan to accommodate new sports facilities.
Initial SA Assessment
Significant positive effects on health objectives and provision of recreational activities, making an important contribution to the physical and mental health and wellbeing of the district's residents, as well as contributing to what the district has to offer to visitors.
Short/medium/long term effects

Draft Policy HP6: New Sports, Open Space and Recreation Development

Positive short/medium and long term effects.

Policy HP6: New Sports, Open Space and Recreation Development

Draft Policy HP7: Protection and Enhancement of Community Facilities

1. *Proposals for development that involve the loss of land or premises currently or last in community use (including community/village halls, schools, colleges, nurseries, places of worship, health services, care homes, libraries, public houses, and village shops or Post Offices that cater for day to day needs in rural communities) will be permitted only where it can be clearly demonstrated that:*
2. *continued community uses would cause unacceptable planning problems; or*
 - a. *a satisfactory replacement facility is provided in a suitably convenient location for the catchment served prior to the commencement of development; or*
 - b. *There is no reasonable prospect of the existing use continuing on a viable basis with all options for continuance having been fully explored, and thereafter there is no reasonable prospect of securing a viable satisfactory alternative community use*
3. *Proposals involving the improvement of existing community facilities by way of redevelopment or extension will be supported unless it would:*
 - a. *result in a significant adverse impact on residential amenity; or*
 - b. *cause unacceptable planning problems for other adjacent land uses; or*
 - c. *increase traffic to levels that would harm the safety and free flow of traffic on the highway network*

Policy background

This policy rolls forward Sites and Policies DPD Policy C6: Protection and enhancement of community facilities.

Initial SA Assessment

The purpose of this draft policy is to protect and enhance a wide range of existing community facilities across the district, including cultural and leisure facilities as well as health and education provision, village shops and post offices, in order to help ensure that people have good access to a range of services. Positive effects can therefore be noted against social objectives. This is an important factor in relation to improving the sustainability of the district's villages.

Short/medium/long term effects

Positive short/medium/ long term effects.

Policy HP7: Protection and Enhancement of Community Facilities

Draft Policy HP8: Provision of New Community Facilities

New community facilities will be permitted only where it can be demonstrated that there is a local need for the facility, and:

1. *The facility is of a scale and nature appropriate to its location and intended purpose; and*
2. *The facility is accessible to the community it is intended to serve; and*
3. *There are no significant adverse impacts on residential amenity; and*
4. *There will be no significant loss of industrial, business or housing land or buildings, recreational land or important amenity open space; and*
5. *All options to reuse existing appropriately located buildings are exhausted before proposals for the development of new buildings are considered*

Draft Policy HP8: Provision of New Community Facilities
Policy background
This policy rolls forward Sites and Policies DPD Policy C7: Provision of new community facilities.
Initial SA Assessment
The draft policy sets out the parameters for development of new community facilities. A wide range of facilities are included in the policy.
Short/medium/long term effects
Positive short/medium/long term effects against social objectives.

Policy HP8: Provision of New Community Facilities

Natural Environment

Draft Policy NE1: Air Quality
<i>Development in or likely to affect the Knaresborough and Ripon Air Quality Management Areas (AQMAs) should ensure consistency with the Air Quality Action Plan and the current Local Transport Plan.</i>
Policy background
This draft policy rolls forward elements of Sites and Policies DPD Policy TRA4.
Initial SA Assessment
The policy aims to ensure that development likely to affect the Knaresborough and Ripon Air Quality Management Areas is consistent with the actions identified in the Air Quality Action Plan and Local Transport Plan in force at the time. Air quality is an issue in certain parts of the district and taking measures to improve this will help to reduce pollution and have a secondary effect of improving health.
Short/medium/long term effects
Positive effects are likely to increase over time as the policy takes effect.

Policy NE1: Air Quality

Draft Policy NE2: Water Quality
<i>All new development should have regard to the actions and objectives of appropriate River Basin Management Plans in striving to protect and improve the quality of water bodies in and adjacent to the district. Developers shall undertake thorough risk assessments of the impact of proposals on surface and groundwater systems and incorporate appropriate mitigation measures where necessary. The council will expect developers to demonstrate that all proposed development will be served by an adequate supply of water, appropriate sewerage infrastructure and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality.</i>
<i>Development will not be permitted which the council, in consultation with the Environment Agency, considers likely to prejudice the quality or quantity of surface or ground water.</i>
<i>Development which would prejudice the use and quality of the district's spa waters will not be permitted.</i>
Policy background
This is a new policy in line with the European Water Framework Directive.
Initial SA Assessment
The draft policy seeks to ensure that development does not have an adverse impact on the quality or quantity of surface or ground water, is served by an adequate supply of water, sewerage infrastructure and treatment capacity, and does not prejudice the use and quality of spa waters. This is vitally important for a wide range of uses including domestic, industrial and agricultural. It is also of importance to general amenity, water based recreation, fisheries and nature conservation. Ground water resources are susceptible to a wide range of threats from land use policies and this draft policy, in conjunction with the Environment Agency, seeks to avoid contamination. The policy also has a positive effect on the protection of the Spa waters, an important asset to the district.
Short/medium/long term effects
Very positive short, medium and long term effects.

Policy NE2: Water Quality

Draft Policy NE3: Protecting the Natural Environment
<i>he council will safeguard sites of importance for natural heritage and biodiversity from development as follows:</i>
1. <i>International Sites - Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)</i>

Draft Policy NE3: Protecting the Natural Environment
<p><i>Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species.</i></p> <p>2. <i>National Sites - Sites of Special Scientific Interest (SSSIs)</i></p> <p><i>Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated that:</i></p> <ul style="list-style-type: none"> ● <i>The objectives of the designated area and the overall integrity of the area would not be compromised; or</i> ● <i>Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.</i> <p>3. <i>Local Sites - Sites of Importance for nature Conservation (SINCs), Local Nature Reserves (LNRs) and Local Geological Sites (LGSs)</i></p> <p><i>Development that affects Local Sites will only be permitted where an appraisal has demonstrated that significant harm resulting from the development can be avoided through locating an alternative site with less harmful impacts, adequately mitigated, or as a last resort, compensated for.</i></p> <p><i>It is important to protect and enhance biodiversity in order to reverse its overall decline and to protect vital ecosystem services. The council will work through appropriate local partnerships to assess existing and potential components of ecological networks, including Sites of Importance for Nature Conservation; protected species and priority habitats, and species identified nationally in the Harrogate District Biodiversity Action Plan and under the Wildlife and Countryside Act. The preservation, restoration and recreation of priority habitats and ecological networks and the protection and recovery of priority species populations will be promoted and their positive conservation will be sought through development management.</i></p> <p><i>Planning permission will not be granted for development resulting in the loss of irreplaceable habitats, including historic wetlands and species-rich grasslands, ancient woodlands and the loss of aged or veteran trees unless the need for, and the benefits of, the development in that location clearly outweigh the loss.</i></p>
Policy background
Sites and Policies DPD Policy EQ6 is amended to better reflect NPPF.
Initial SA Assessment
The policy aims to safeguard sites of importance for natural heritage, biodiversity and geodiversity, and promote their preservation and restoration, the recreation of priority habitats and ecological networks and the safeguarding of irreplaceable habitats. This will have significant positive effects on maintaining a bio-diverse natural environment.
Short/medium/long term effects
Positive effects are likely to increase over time as the policy takes effect.

Policy NE3: Protecting the Natural Environment

Draft Policy NE4: Landscape Character
<p><i>This policy would cover:</i></p> <ul style="list-style-type: none"> ● <i>Criteria for determining development proposals;</i> <ul style="list-style-type: none"> ● <i>avoiding/minimising the loss of key landscape characteristics and features (with examples listed in the justification e.g villages, trees, woodland, meadow, stonewalls, watercourses and Landscape Character Areas)</i> ● <i>avoiding/minimising the loss of landscape pattern and in particular historic pattern</i> ● <i>ensuring visual amenity is maintained and the loss of key visual features and views is avoided</i> ● <i>ensuring there is no reduction in landscape quality and value</i> ● <i>retention and enhancement of local distinctiveness</i>

Draft Policy NE4: Landscape Character
<ul style="list-style-type: none"> ● <i>setting of towns and villages</i> ● <i>Maximising opportunities for the enhancement of landscape character and visual amenity</i> ● <i>Requirement for submission of landscape assessments to determine the effects of proposals on landscape character and visual amenity and to ensure that the design and layout of development includes landscape proposals which adequately mitigate any potential harm and maximise opportunities for enhancement for Green Infrastructure.</i>
Policy background
Much of Sites and Policies DPD Policy EQ7 is no longer necessary. The emerging policy proposes this is replaced with a criteria based policy which ensures that high quality landscapes are conserved and landscape change is managed positively. This includes criteria for determining development proposals and a requirement for submission of a landscape assessment.
Initial SA Assessment
The scope of this draft policy suggests that landscape character would be protected . This will have a significant positive effect on the objective of maintaining an attractive natural environment, one of the district's key attractions. Secondary effects to this protection can also have a positive effect on the historic environment and provide an attractive backdrop for recreational activities.
Short/medium/long term effects
Very positive short, medium and long term effects.

Policy NE4: Landscape Character

Draft Policy NE5: Trees and Woodland
<i>Development will only be permitted where:</i>
<ul style="list-style-type: none"> ● <i>it does not have an adverse impact on trees or woodland of wildlife, landscape, historic, amenity, productive or cultural value; and</i> ● <i>it includes the appropriate retention and new planting of trees and woodland; and</i> ● <i>it does not have an adverse impact on a Veteran tree or ancient woodland; and</i> ● <i>it does not involve the loss of trees or woodland which contribute to the character or setting of a settlement.</i>
<i>In the case of an unavoidably adverse impact on trees and woodlands of wildlife, landscape, amenity, productive or cultural value, compensatory provision must be made.</i>
Policy background
This is a new policy including elements of Sites and Policies DPD Policies EQ6 Area Based Natural Assets and EQ7 Landscape Protection. The policy aims to prevent the loss of trees that have wildlife, landscape,historic, amenity, productive or cultural value; ensure new development includes new planting; protect veteran trees and ancient woodland and ensure compensatory provision where loss can not be avoided.
Initial SA Assessment
Trees and woodlands provide a significant contribution to the landscape character, local distinctiveness and biodiversity of the district and therefore it is important to prevent their loss. This will have a significant positive effect on the objective of maintaining a bio-diverse and attractive natural environment, one of the district's key attractions. There are also positive effects in that it provides an attractive environment for leisure and recreation activities and the protection and enhancement of the historic environment.

Draft Policy NE5: Trees and Woodland**Short/medium/long term effects**

Very positive short, medium and long term effects.

Policy NE5: Trees and Woodland

Draft Policy NE6: Renewable Energy

Proposals for renewable energy projects will be encouraged, providing any harm caused to the local environment and amenity is minimised and clearly outweighed by the need for and benefits of the development. Permission will be granted for renewable energy projects provided that the following are taken into account and judged to be acceptable.

- *the impact of the proposed development on the landscape and natural environment;*
- *the impact of the proposed development on the cultural, historic and archaeological environment;*
- *the mitigation measures which would be taken to minimise the impact on adjoining land uses and residential amenity;*

Renewable and low energy development in the Green Belt will only be allowed in very special circumstances.

Policy background

This is a new policy including elements of Sites and Policies DPD Policy EQ1. It encourages renewable energy projects, providing harm is minimal; provides a list of issues to be taken into account when determining planning applications and restricts location in Green Belt to exceptional circumstances. NPPF requires recognition that there is a responsibility for all communities to contribute to energy generation from renewable or low carbon sources and to maximise renewable and low energy development whilst ensuring that adverse impacts are addressed satisfactorily.

Initial SA Assessment

Renewable energy technologies produce energy from natural resources that will not run out and they have had an increasingly high profile as appreciation of issues such as climate change grows and the technologies involved improve. There are positive effects in relation to minimal pollution levels and minimising greenhouse gas emissions and a managed response to climate change. However, negative effects to note are the impact on the exceptionally high quality of the natural and built environment of the district, and also on internationally protected sites for wildlife. In addition to the factors listed in the policy The Renewable and Low Carbon Energy SPD provides guidance and advice on how to balance the needs of protecting the qualities of the district with the need to increase the uptake of renewable energy technologies. However, this balance in the longer term is uncertain.

Short/medium/long term effects

Positive short and medium term effects but long term effects are uncertain.

Policy NE6: Renewable Energy

Draft Policy NE7: Unstable and Contaminated Land*Unstable Land*

Proposals for development on land suspected as being unstable will not be permitted unless it can be demonstrated either that there is no foreseeable instability, or that the effects of such instability can reasonably be overcome.

With specific regard to subsidence due to gypsum dissolution in the Ripon area, significant building development in areas which are suspected as being potentially susceptible to the problem will be subject to development control procedures, based on the development guidance categories in the appendix and as shown on the Proposals Map. The accompanying advice in Appendix 2 should be taken into account in all applications for development.

Contaminated Land

Proposals for the redevelopment or re-use of land known or suspected to be contaminated and development or activities that pose a significant new risk of land contamination will be considered having regard to:

- *the findings of a preliminary land contamination risk assessment;*

Draft Policy NE7: Unstable and Contaminated Land

- *the compatibility of the intended use with the condition of the land; and*
- *the environmental sensitivity of the site*

Proposals that fail to demonstrate that intended use would be compatible with the condition of the land or which fail to exploit appropriate opportunities for decontamination will be resisted.

Policy background

The Unstable Land part of this draft policy has been rolled forward from Sites and Policies DPD Policy SG10. The contaminated land part is new. The draft policy seeks to restrict development on unstable land and, in particular, provides special procedures for addressing the areas of gypsum in Ripon. In relation to contaminated land it provides a list of issues that proposals on contaminated land need to have regard to.

Initial SA Assessment

The policy has limited effects, although it does seek to ensure the safety of people and property by ensuring that development takes into consideration land stability, which is a particular issue in Ripon where Gypsum is present. Whilst the District does not have significant amounts of contaminated land the role of the planning process is to ensure that land is made suitable for its proposed future use.

Short/medium/long term effects

Positive short, medium and long term effects.

Policy NE7: Unstable and Contaminated Land

Monitoring and Delivery

<p>Draft Policy MD1: Monitoring and Delivery</p> <p><i>Through annual monitoring the council will assess the effectiveness of the policies in the Local Plan to ensure that they are:</i></p> <ul style="list-style-type: none"> • <i>achieving the Local Plan Objectives and delivering sustainable development</i> • <i>delivering new homes and jobs</i> • <i>not having any unintended consequences</i> <p><i>Any critical shortfalls or damaging unintended impacts will be addressed through management and review as set out in the Annual Monitoring Report. If the housing trajectory in the Annual Monitoring Report forecasts a 10% or greater under or over-provision of housing completions by 2035, consideration will be given to the need to alter the release of housing land through the preparation of a Supplementary Planning Document.</i></p>
<p>Policy background</p> <p>This is a new draft policy outlining the mechanisms to be triggered if the policies in the Local Plan are not delivered. The Localism Act 2011 requires local planning authorities to monitor the extent to which policies contained in local plans are being achieved and publish this information in an Annual Monitoring Report. It will include information in connection with the Sustainability Appraisal.</p>
<p>Initial SA Assessment</p> <p>Monitoring will help to determine whether the policies are achieving their objectives and are delivering sustainable development; whether the policies have had any unintended consequences; if the assumptions and objectives which lie behind the policies are still relevant; and whether any targets set are achieved. Specific indicators and targets will be provided as part of the Draft Plan. Both positive and negative effects need to be considered and the focus should be on significant sustainability effects that might give rise to irreversible damage and significant effects where there is uncertainty in the sustainability appraisal and where monitoring would enable preventative or mitigation measures to be taken. An initial indication of the type of indicators in relation to sustainability appraisal is included in the Draft Sustainability Appraisal Interim Report July 2015.</p>
<p>Short/medium/long term effects</p> <p>Positive short, medium and long term effects.</p>

Policy MD1: Monitoring and Delivery

Assessment of Draft Local Plan Policies 2016

Harrogate District Growth Strategy

Draft Policy GS1: Providing New Homes and Jobs
<p>Provision will be made in the district over the period 2014-2035 for:</p> <p>A. 11,697 new homes as a minimum, including affordable housing and 20 Gypsy and Traveller pitches.</p> <p>B. 20 - 25ha of new employment land.</p>
<p>Policy background</p> <p>This policy sets out the scale of development planned over the plan period in terms of new homes, employment land and Traveller pitches.</p>
<p>Initial SA Assessment</p> <p>This is an overarching policy and it might be expected it would have significant positive effects against social objectives (providing homes and employment opportunities). The scale of development planned may have some negative effects on environmental objectives (for example the efficient use of natural resources through the development of greenfield sites), but as the policy is not site specific the extent of these effects and whether they may be cumulative are dependant on the application of other Local Plan policies and the identification of sites for allocation.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.1 Draft Policy GS1: Providing New Homes and Jobs

Draft Policy GS2: Growth Strategy to 2035
<p><i>The need for new homes and jobs will be met as far as possible in those settlements that are well related to the key public transport corridor. The scale of development will reflect:</i></p> <p>A. <i>The settlement's role and character.</i></p> <p>B. <i>Its relationship to the public transport corridor.</i></p> <p>C. <i>The need to deliver new homes and jobs.</i></p> <p>D. <i>The need to maintain or enhance services and facilities in rural villages.</i></p> <p>E. <i>The capacity of infrastructure and services within the settlement.</i></p> <p><i>New development will be located as follows:</i></p> <p>F. <i>Main Settlements: Major allocations of land will be provided to deliver new homes, employment land and other uses where necessary in Harrogate, Knaresborough and Ripon or on land specifically identified for employment purposes outside of the main settlement.</i></p> <p>G. <i>New Settlement: A major new strategic allocation for housing with associated employment and supporting services and facilities. This will take the form of a new settlement.</i></p> <p>H. <i>Local Service Centres: Allocations of land will be provided for new homes and local job opportunities in Boroughbridge, Masham and Pateley Bridge.</i></p> <p>I. <i>Primary and Secondary Service Villages: Allocations of land for new homes; with new village shops and businesses encouraged to support their continued sustainability.</i></p> <p>J. <i>Smaller Villages: Small scale windfall and rounding off in accordance with Policy GS3</i></p> <p><i>Main Settlements are: Harrogate, Knaresborough and Ripon</i></p>

Draft Policy GS2: Growth Strategy to 2035
<p><i>Local Service Centres are: Boroughbridge, Masham and Pateley Bridge</i></p> <p><i>Primary Service Villages are: Green Hammerton, Hampsthwaite, Killinghall, Kirkby Malzeard, Pannal, Ripley, Spofforth, Summerbridge, Tockwith</i></p> <p><i>Secondary Service Villages are: Askwith, Beckwithshaw, Birstwith, Bishop Monkton, Bishop Thornton, Burnt Yates, Burton Leonard, Dacre/Dacre Banks, Darley, Dishforth, Follifoot, Glasshouses, Goldsborough, Grantley, Great Ouseburn, Grewelthorpe, Huby, Kettlesing Bottom, Kirby Hill, Kirk Hammerton, Kirby Overblow, Lofthouse, Long Marston, Markington, Marton cum Grafton, North Rigton, North Stainley, Nun Monkton, Rainton, Roecliffe, Sharow, Sicklinghall, Skelton on Ure, Staveley</i></p> <p><i>Smaller Villages are: Arkendale, Baldersby, Bewerley, Brearton, Copgrove, Copt Hewick, Cowthorpe, Farnham, Galphay, Hunsingore, Kirk Deighton, Little Ouseburn, Little Ribston, Littlethorpe, Marton le Moor, Melmerby, Middlesmoor, Minskip, Ramsgill, Sawley, Scotton, South Stainley, Studley Roger, Weeton, Whixley, Winksley</i></p>
<p>Policy background</p> <p>The policy sets out the locational strategy to be adopted when allocating land for development and considering development proposals. It identifies a settlement hierarchy and the scale and type of development appropriate to each level of the hierarchy. The strategy focuses the majority of new development in Harrogate, Knaresborough and Ripon and through the identification and development of a new settlement. It also allows for growth to maintain and support the local service centres and larger villages where facilities are available to meet the daily needs of residents.</p>
<p>Initial SA Assessment</p> <p>The policy should have significant positive effects on all social objectives. The policy largely reflects the district's existing settlement pattern and this approach should have a positive effect by reducing the need to travel and helping to ensure the identified housing and employment needs of the district are met in the most appropriate locations. Permitting development on sites within primary and secondary service villages may support existing services, enabling the settlement to remain self sufficient. There is the potential for negative effects on the natural and built environment but the extent of these effects and whether they may be cumulative, will depend on the sites chosen for allocation.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the medium to long term, reflecting the likely delivery timescale for site allocations.</p>

Table 8.2 Draft Policy GS2: Growth Strategy to 2035

Draft Policy GS3: Development Limits
<p><i>Development limits have been drawn around those settlements listed in policy GS2: Growth Strategy to 2035, and as shown on the Policies Map. Within development limits, proposals for new development will be supported provided it accords with other policies in the Local Plan.</i></p> <p><i>Proposals for new development on sites outside the development limit of a settlement will be supported where it is consistent with the role of the settlement in the growth hierarchy set out in policy GS2: Growth Strategy to 2035, does not result in a disproportionate level of development compared to the existing settlement and meets the following criteria:</i></p> <p>A. <i>The site is immediately adjacent to the existing built form of the settlement and would represent a logical extension to the built up area;</i></p> <p>B. <i>There is either no suitable and available site for the proposed use within the settlement development limit or site allocated under policies DM1: Housing Allocations, DM2: Employment Allocations and DM3: Mixed Use Allocations;</i></p> <p>C. <i>It would not result in coalescence with an adjoining settlement;</i></p> <p>D. <i>It would not have an adverse impact on the character and appearance of the surrounding countryside;</i></p> <p>E. <i>The proposal is of a scale and nature that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance; and</i></p> <p>F. <i>It would not extend existing linear features of the settlement or result in ribbon development.</i></p> <p><i>In settlements where there is an allocation(s), development proposals on sites outside the development limit and for the same proposed use, will not be supported in advance of the development of that allocation(s) unless it can be demonstrated that the allocation will not come forward within the plan period or, in the case of housing, there is no five year supply of housing land.</i></p> <p><i>In settlements within the Green Belt, proposals for new development will be limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including land in the Green Belt is not harmed.</i></p>

Draft Policy GS3: Development Limits
Policy background
The policy provides for the definition of Development Limits around settlements and sets out criteria against which proposals for development on sites outside but immediately adjoining the defined Development Limits can be assessed.
Initial SA Assessment
The definition of a settlement Development Limit is unlikely in itself to have any significant effects although the policy provides for sites outside a settlement Development Limit to come forward for development. There may be the potential for development of such sites to impact negatively on the built and natural environment, although any effects, and whether these are cumulative, would be dependant on which and how many sites come forward in a particular settlement. However, the policy seeks to address this by setting out criteria to be met relating to the built and natural environment.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.3 Draft Policy GS3: Development Limits

Draft Policy GS4: Green Belt
<i>The extent of the Green Belt within Harrogate district is shown on the Policies Map. Inappropriate development in the Green Belt will not be approved except in very special circumstances in accordance with national policy.</i>
<i>The council encourages proposals for the beneficial use of Green Belt to achieve the following opportunities provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it:</i>
A. <i>To retain and enhance the character of the district's landscape, visual amenity and biodiversity.</i>
B. <i>To provide outdoor sport and recreation.</i>
C. <i>To improve public access.</i>
Policy background
The policy reflects national Green Belt policy.
Initial SA Assessment
The policy seeks to protect the openness and permanence of the Green Belt by resisting inappropriate development within it in accordance with the approach set out in national policy. In doing this the policy will help to protect the characteristics of the countryside and settlements within the Green Belt, which is likely to result in significant positive effects against environmental objectives relating to a quality built environment and protecting and enhancing the historic environment. The policy also encourages measures to enhance the beneficial use of the Green Belt which will result in positive effects against environmental objectives concerned with enhancing the biodiverse and natural environmental qualities.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.4 Draft Policy GS4: Green Belt

Draft Policy GS5: Supporting the District's Economy
<i>The council will encourage sustainable economic growth in the district by supporting the development aspirations of indigenous businesses and promoting inward investment opportunities; specifically by:</i>
A. <i>Supporting the growth of key sectors including:</i>
<i>i. creative, media and digital activities</i>
<i>ii. low carbon</i>
<i>iii. life sciences</i>

Draft Policy GS5: Supporting the District's Economy
<ul style="list-style-type: none"> iv. <i>financial and professional services</i> v. <i>wholesale and distribution</i> <p>B. <i>Providing a range of business sites and premises.</i></p> <p>C. <i>Making a strategic employment land allocation at Flaxby, adjacent to the A1(M).</i></p> <p>D. <i>Identifying Station Parade, Harrogate as a significant mixed-use, employment and commercial development location strengthening the town centre's role as an attractive location for business and contributing to the vitality of the town centre.</i></p> <p>E. <i>Maintaining and enhancing the district's visitor economy.</i></p> <p>F. <i>Supporting the rural and agricultural economy and its diversification.</i></p>
Policy background
The policy seeks to support the growth of the district's economy by ensuring an adequate supply of employment land is available as well as supporting employment and diversification proposals in rural areas.
Initial SA Assessment
This is an overarching policy and it might be expected it would have positive effects against social objectives (providing employment opportunities). There may be some negative effects, for example through the development of greenfield sites, but the significance of these will be dependant on the application of other Local Plan policies.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.5 Draft Policy GS5: Supporting the District's Economy

Draft Policy GS6: Sustainable Development
<p><i>When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</i></p> <p><i>Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in the neighbourhood plans), will be approved without delay, unless material considerations indicate otherwise.</i></p> <p><i>Where there are no Local Plan policies relevant to the application or, relevant policies are out of date at the time of making the decision, the council will grant planning permission unless material considerations indicate otherwise taking into account whether:</i></p> <ul style="list-style-type: none"> A. <i>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</i> B. <i>Specific policies in that framework indicate that development should be restricted.</i>
Policy background
This policy was included in the Draft Development Management Policies (November 2015) as Policy SD1 and has been brought forward with no changes. It sets out how the council will determine planning applications in light of the NPPF's presumption in favour of sustainable development. The policy wording reflects the Planning Inspectorate's model sustainable development policy.
Initial SA Assessment
The policy is an overarching statement that there will be presumption in favour of sustainable development in respect of all planning proposals and policies. It is not site specific and relates to national and local policies aimed at achieving sustainable development. The policy should have significant positive effects on all environmental objectives.
Short/medium/long term effects

Draft Policy GS6: Sustainable Development
The effects are anticipated to extend over the short to long term.

Table 8.6 Draft Policy GS6: Sustainable Development

Draft Policy GS7: Health and Well Being
<i>The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.</i>
<i>Development proposals should promote, support and enhance health and wellbeing by:</i>
<ul style="list-style-type: none"> A. <i>Contributing to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and cycle.</i> B. <i>Providing sufficient and the right mix of homes to meet people's needs and in the right location.</i> C. <i>Creating opportunities for employment in accessible locations.</i> D. <i>Designing homes that reflects the changes that occur over a lifetime so people are not excluded by design as their circumstances change.</i> E. <i>Building homes which are easy to warm and ventilate.</i> F. <i>Ensuring high levels of residential amenity.</i> G. <i>Providing opportunities for formal and informal physical activity, recreation and play.</i> H. <i>Supporting and enhancing community and social infrastructure.</i> I. <i>Improving the quality and quantity of green infrastructure and by protecting and enhancing public rights of way.</i>
Policy background
This is a new policy that sets out how development proposals should seek to promote, support and improve health and wellbeing.
Initial SA Assessment
The policy should have significant positive effects across a range of social objectives including health, quality housing, recreation activities and environmental objectives including a quality built environment.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.7 Draft Policy GS7: Health and Well Being

Economy

Draft Policy EC1: Protection and Enhancement of Existing Employment Areas

The following key employment sites as identified on the Policies Map should continue to be occupied by employment uses:

- Cardale Park, Harrogate
 - Hornbeam Park, Harrogate
 - St James Park, Knaresborough
 - Melmerby Business Park, Melmerby
 - Claro Park, Harrogate
 - Plumpton Park, Harrogate
 - Manse Lane, Knaresborough
 - Boroughbridge Road, Ripon
 - Harrogate Road, Ripon
 - Dallamires Lane, Ripon
 - Bar Lane, Boroughbridge
 - Fearby Road, Masham
 - Marston Business Park, Tockwith
 - Manse Farm, Knaresborough
 - Dunlopillo, Pannal*
 - New York Mills, Summerbridge
 - Draft Employment Allocations, once developed
-
- H16: Playing fields, Harrogate College
 - H28: Land at Wetherby Road, Harrogate
 - FX4: Employment site to the south of the A59, Flaxby Green Park
 - MB3: Land south of Barker Business Park, Melmerby
 - TW2: Land to the north of Marston Business Park, Tockwith

The development or redevelopment of land and premises within these sites for purposes other than business, general industrial and storage and distribution (as defined by Use Class B1, B2 and B8 of the General Development Order) will not be permitted unless it can be clearly demonstrated that the proposed use is ancillary to the functioning of the employment site and the following criteria are met:

- A. There is no unacceptable impact on the quality and quantity of employment land supply;
- B. There is no unacceptable impact on the operation of the site as a key employment area;
- C. There is no unacceptable amenity impact;
- D. The proposal provides a complimentary benefit to the employment area.

The use of other employment sites for non Business, General Industrial and Storage/Distribution (B1, B2, B8) uses will be resisted. However, in considering proposals for alternative uses the following will be considered:

- E. Impact on the quality and quantity of employment land supply;
- F. Ability to accommodate smaller scale requirements;
- G. Details of active marketing;
- H. Viability of employment development;
- I. Amenity considerations;
- J. Planning problems of the continued use of the site for employment.

* this would relate to the area of the site in employment use

Draft Policy EC1: Protection and Enhancement of Existing Employment Areas
Policy background
This policy has been brought forward unchanged from the Draft Development Management Policies (November 2015) although the section on expansion of existing businesses has been moved to form a separate policy (Policy ES2).
Initial SA Assessment
The policy should have significant positive economic effects as it seeks to protect those employment sites key to the local economy. Identifying employment sites in areas of population will also help to ensure jobs are available in the most accessible locations which will result in positive effects on pollution levels, climate change and quality of the built environment.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.8 Draft Policy EC1: Protection and Enhancement of Existing Employment Areas

Draft Policy EC2: Expansion of Existing Businesses
<i>Proposals for the expansion of existing businesses in open countryside and outside established employment areas will be permitted where:</i>
A. <i>There is a proven need for such development in terms of operational requirements of the business;</i>
B. <i>The proposed development cannot physically and reasonably be accommodated within the curtilage of the existing site;</i>
C. <i>The scale of development is appropriate in the proposed location;</i>
D. <i>There is no unacceptable impact on the character of the countryside, the surrounding landscape, the form and character of the settlement or biodiversity;</i>
E. <i>There is no unacceptable impact on the operation of the highway network;</i>
F. <i>There are no significant adverse impacts on residential amenity.</i>
Policy background
This is a new policy although it takes forward a specific element of Policy EC1 from the Draft Development Management Policies (November 2015).
Initial SA Assessment
The policy should have positive economic effects by supporting the economy through enabling existing businesses to expand. There is the potential for negative impacts on the built and natural environment but this will depend on the specific site and the policy recognises this potential by identifying the considerations which will be taken into account in considering individual proposals.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.9 Draft Policy EC2: Expansion of Existing Businesses

Draft Policy EC3: Employment Development in the Countryside
<i>New employment development will be permitted in open countryside where all the following criteria are met:</i>
A. <i>It involves either:</i>
i. <i>the re-use or adaptation of an existing building, a proposal for farm diversification or other small-scale proposal requiring a countryside location for operational reasons; or</i>
ii. <i>small scale new building adjacent to a rural settlement, which is well related to the settlement, benefits the local economy, and reduces the need for increased car commuting to urban centres.</i>
B. <i>The local road network can accommodate proposed traffic movements;</i>
C. <i>It would not have a significant adverse effect on the character, appearance or general amenity of the area.</i>

Draft Policy EC3: Employment Development in the Countryside
<p><i>Outside defined settlement development limits, the re-use of existing buildings to employment use from other uses will be supported where:</i></p> <p>D. <i>The building is of permanent and substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction.</i></p> <p>E. <i>The scale, form and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials.</i></p> <p>F. <i>The proposed alterations are of a high quality design, retaining the features that contribute positively to the character of the building and its surroundings.</i></p> <p>G. <i>The building and its curtilage can be developed without an adverse effect on the historic environment, the character of the local landscape or its setting.</i></p> <p>H. <i>It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species.</i></p> <p>I. <i>The proposed use would not harm the countryside by way of traffic, parking, storage, light and noise pollution or the erection of associated structures.</i></p> <p><i>Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development.</i></p>
<p>Policy background</p> <p>This is a new policy. It seeks to support new employment development in the countryside subject to certain criteria relating to impacts on the natural and built environment and traffic generation being met.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive economic effects by supporting the rural economy through enabling the development of rural businesses. Due to the rural location of farm diversification proposals they are unlikely to be on public transport routes so there is the potential for negative impacts through increased traffic generation. The potential for negative impacts on the built and natural environment are recognised in the policy by identifying the considerations which will be taken into account in considering individual proposals.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.10 Draft Policy EC3: Employment Development in the Countryside

Draft Policy EC4: Farm Diversification
<p><i>Proposals relating to farm diversification and other land-based enterprises will be permitted where all of the following criteria are met:</i></p> <p>A. <i>The new enterprise will not dominate the agricultural activity on the holding;</i></p> <p>B. <i>The development will not detract from the character and appearance of the landscape or the farm holding;</i></p> <p>C. <i>There is no significant effect on amenity, biodiversity or heritage assets;</i></p> <p>D. <i>The proposal should make use of existing buildings wherever possible and where new or replacement buildings are required they should be closely related to the existing farm group, and their siting, form, scale, design and external materials are in harmony with existing traditional buildings;</i></p> <p>E. <i>The proposal forms part of a comprehensive diversification scheme and is operated as part of a sustainable farm or appropriate land-based enterprise and will contribute to making the existing business viable;</i></p> <p>F. <i>The approach roads and access to the site have the capacity to cater for the type and levels of traffic likely to be generated by the development; and</i></p> <p>G. <i>The proposal will benefit the local rural economy and not generate significant number of unnecessary journeys by private car.</i></p>
<p>Policy background</p> <p>This is a new policy which seeks to support existing agricultural businesses through supporting the development of related uses</p>
<p>Initial SA Assessment</p> <p>The policy should have positive economic effects as the policy will help to support the rural economy. The policy sets out criteria to be met regarding impacts on the natural and built environment which should result in positive effects on environmental objectives. Due to the rural location of farm diversification proposals they are unlikely to be on public transport routes so there is the potential for negative impacts through increased traffic generation.</p>
<p>Short/medium/long term effects</p>

Draft Policy EC4: Farm Diversification

The effects are anticipated to extend over the short to long term.

Table 8.11 Draft Policy EC4: Farm Diversification

Draft Policy EC5: Town and Local Centre Management

- A. *Proposals involving either the loss of existing A1 shop(s) in ground level frontages, or the creation of additional floorspace at ground floor level not intended for an Class A1⁽³⁵⁾ retail use within the Primary Shopping Frontages of Harrogate, Knaresborough and Ripon will only be permitted where there is no harmful impact on the vitality and viability of the centre.⁽³⁶⁾*
- B. *Proposals for non Class A1 uses considered appropriate to a shopping area will be permitted at ground floor level within the Secondary Shopping Frontages of Harrogate, Knaresborough and Ripon; the Primary Shopping Areas of Boroughbridge, Masham and Pateley Bridge; and Harrogate's Local Centres (Cold Bath Road, High Harrogate, Jennyfield, Kings Road, Leeds Road, Starbeck and Knaresborough Road) provided this would not result in, or add to, a concentration of similar uses, the cumulative effect of which would:*
- i. Adversely impact on the vitality or viability of the centre;*
 - ii. Adversely impact on the retail character and amenity of the frontage;*
 - iii. Generate levels of traffic that would cause significant congestion and/or road safety problems;*
 - iv. Result in three or more consecutive shop units in non-A1 use; or*
 - v. Result in conflict with other policies of the plan.*
- In all cases applicants will be required to demonstrate that they have considered all alternative vacant premises last in non Class A1 Use within the Primary Shopping Area based on availability and suitability.*
- C. *The following proposals will be required to demonstrate compliance with the Sequential Approach;*
- i. Retail development that does not serve a purely localised need outside of the primary shopping areas of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge.*
 - ii. Non-retail main town centre uses outside the:*
 - Town centre boundaries of Harrogate, Knaresborough and Ripon*
 - Primary shopping areas of Boroughbridge, Masham and Pateley Bridge*
- D. *Proposals for retail developments outside the Primary Shopping Area but within the settlement's development limit must be supported by an Impact Assessment where they are of the following sizes:*
- i. Harrogate: convenience retail of 1000 sq m or more and comparison retail of 2500 sq m or more.*
 - ii. Ripon: convenience and comparison retail of 1000 sq m or more.EC5*
 - iii. Knaresborough: convenience retail of 250 sq m or more and comparison retail of 500 sq m or more.*
 - iv. Boroughbridge, Pateley Bridge and Masham: convenience and comparison retail of 250 sq m or more.*

³⁵ or any definition that replaces this use class

³⁶ Development consisting of a change of use of a building from Class A1 (shops) to Class A2 (financial and professional services) is classed as Permitted Development.

Draft Policy EC5: Town and Local Centre Management	
<i>In all other areas, including the open countryside, an Impact Assessment will be required for convenience and comparison retail proposals of 250 sq m or more.</i>	
<i>Where it is considered that proposals would be likely to have a significant impact on a centre(s), the council reserves the right to require an Impact Assessment for retail proposals below the thresholds, or within a centre as well as office and leisure proposals.</i>	
E.	<i>Proposals for retail development appropriate in scale and type to the size and role of Harrogate's local centres to provide for people's day-to-day needs, will be permitted within, or as an extension to, these centres.</i>
F.	<i>Proposals that help develop the evening and night-time economy will be supported as valuable additions to the vitality and viability of town and city centres, where the operation of such activities can be controlled to address amenity implications.</i>
G.	<i>Proposals involving residential or office development above ground floor premises within town or city centres will be permitted provided that they will not cause unacceptable planning problems for other adjacent land uses. In addition, development at ground floor should not compromise the current use, or future reuse of upper floors.</i>
Policy background	
This is a new policy that incorporates Policy EC3 from the Draft Development Management Policies (November 2015). It seeks to maintain the economic health and vitality of town centres by ensuring existing retail provision is maintained and new retail and town centre uses are located in defined centres.	
Initial SA Assessment	
The policy should have significant positive effects on economic growth and access to services.	
Short/medium/long term effects	
The effects are anticipated to extend over the short to long term.	

Table 8.12 Draft Policy EC5: Town and Local Centre Management

Draft Policy EC6: Protection of Tourist Facilities	
Hotel Protection	
<i>Proposals involving the change of use of hotels in the district with 20 or more lettable bedrooms will not be permitted unless clear evidence is provided to demonstrate that they are no longer viable, including:</i>	
A.	<i>Evidence that the hotel has been actively marketed at existing use value for at least 12 consecutive months;</i>
B.	<i>Occupancy rates for the last three years of operation; and</i>
C.	<i>Capital expenditure in the last five years of operation.</i>
<i>Applicants will also be required to demonstrate that there will be no significant adverse impact on the supply or quality of visitor accommodation available in the area.</i>	
Protection of Tourist Attractions	
<i>Proposals that would result in the loss of a tourist attraction will not be permitted unless:</i>	
D.	<i>Clear evidence is provided to demonstrate that the continued use is no longer viable, including:</i>
i.	<i>evidence that the attraction has been actively marketed at existing use value for at least 12 consecutive months;</i>
ii.	<i>visitor numbers for the last three years; and</i>
iii.	<i>capital expenditure in the last five years of operation; or</i>

Draft Policy EC6: Protection of Tourist Facilities
<p>E. <i>The attraction is viable but has been actively marketed at existing use value for two years.</i></p> <p><i>Proposals for non-tourist related development, which would be likely to result in harm to the continued attractiveness and operation of an existing tourist attraction, will not be permitted unless that development would deliver clear public benefits that are incapable of being provided in a less harmful manner.</i></p>
<p>Policy background</p> <p>This policy is an amended version of Policy EC4 in the Draft Development Management Policies (November 2015). It has been amended in response to the consultation on the draft policies by inclusion of reference to the impact of non-tourist related development on existing tourist attractions.</p>
<p>Initial SA Assessment</p> <p>As the policy seeks to protect tourist attractions and ensure there is sufficient accommodation for visitors the policy will have positive economic effects by providing support for an important part of the district's economy.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.13 Draft Policy EC6: Protection of Tourist Facilities

Draft Policy EC7: Sustainable Rural Tourism
<p><i>Proposals involving the development of new, or extension of existing, tourist and leisure attractions or visitor accommodation in the countryside will be permitted provided that:</i></p> <p>A. <i>It can be demonstrated that proposals for new attractions or accommodation cannot be located within or adjacent to the main towns, local service centres and primary service villages and subsequently that locations within or adjacent to secondary service villages have been fully considered;</i></p> <p>B. <i>The scale, layout and design of development is appropriate to its location and maintains or enhances the high quality of the district's built and natural environment;</i></p> <p>C. <i>They would not cause unacceptable planning problems for other adjacent land uses;</i></p> <p>D. <i>Appropriately located existing buildings are re-used where possible;</i></p> <p>E. <i>They result in an improvement to the range and quality of attractions and/or visitor accommodation in the area;</i></p> <p>F. <i>They will benefit the local economy and help to protect local services; and</i></p> <p>G. <i>They would not generate levels of traffic that would have an adverse impact upon the operation of the highway network or on highway safety or on air quality.</i></p> <p><i>In particular, support will be given to proposals that meet the above criteria and form part of a comprehensive farm diversification scheme, or are directly linked to the long-term conservation and enjoyment of publicly accessible natural and cultural heritage assets.</i></p> <p><i>In addition to the above criteria, proposals for caravan, holiday chalets and camping development (either new or extensions to existing sites) should be accessible to existing local services and public utilities, but should not adversely affect them.</i></p>
<p>Policy background</p> <p>This policy is unchanged from that included in the Draft Development Management Policies (November 2015) (as Policy EC5).</p>
<p>Initial SA Assessment</p> <p>Although the policy seeks to steer rural tourism towards the most sustainable locations there may be some increased traffic generation leading to negative effects on air quality. Supporting rural tourism has positive effects on the local economy and in particular the leisure and recreational industries, creating employment opportunities and assisting in attracting investment. The draft policy also looks to ensure that these enterprises are respectful of the natural and historic environment, encouraging the expansion and improvement of the range and type of tourist facilities in a sustainable manner that safeguards the district's environment, which should lead to positive environmental effects.</p>
<p>Short/medium/long term effects</p>

Draft Policy EC7: Sustainable Rural Tourism

The effects are anticipated to extend over the short to long term.

Table 8.14 Draft Policy EC7: Sustainable Rural Tourism

Housing

Draft Policy HS1: Housing Mix and Density
<p>The council will seek to balance the housing market across the plan period and work towards a mix of housing identified in the Strategic Housing Market Assessment (SHMA). Housing developments should therefore seek to deliver a range of house types and sizes that reflect and respond to the identified housing needs and demands of the district's households. The mix proposed should have reference to the SHMA and be informed by:</p> <ul style="list-style-type: none"> A. Local assessments of housing need; B. Detailed local market assessments; and C. Locality and ability of the site to accommodate a mix of housing. <p>The final mix of dwelling types and sizes will be subject to negotiation with the applicant. Applicants will be required to provide sufficient evidence to support their proposals.</p> <p>Developments of 10 or more dwellings should provide 10% accessible and adaptable homes.⁽³⁷⁾</p> <p>New housing development will be expected to achieve a minimum net density of 30 dwellings per hectare. Development within the defined town and city centres of Harrogate, Knaresborough and Ripon and in urban locations with a good standard of accessibility to public transport will be expected to achieve higher densities.</p> <p>Where it can be demonstrated that development at such densities would be detrimental to local character or amenity, or site constraints would prevent these densities from being achieved, then development may be permitted at a lower density.</p>
Policy background
<p>This policy is an amended version of Policy HS1 included in the draft Development Management policies (November 2015). The policy looks to ensure that new developments provide a mix of housing to meet the identified needs of a wide range of households and that land is used efficiently by setting minimum density requirements.</p>
Initial SA Assessment
<p>The policy should have significant positive social effects through the provision of quality housing available to everyone. The policy should also have a positive effect when assessed against the objective of a quality built environment by seeking, through the identification of minimum density requirements, to minimise the amount of greenfield land developed. The policy also allows for lower density development where development at a higher density would cause harm to local character or amenity or where specific constraints need to be addressed. In doing so, this ensures protection of the historic environment and landscape character of the district.</p>
Short/medium/long term effects
<p>The effects are anticipated to extend over the short to long term.</p>

Table 8.15 Draft Policy HS1: Housing Mix and Density

Draft Policy HS2: Affordable Housing and Starter Homes
<p>The council will require 40% affordable housing on all developments including mixed use schemes and conversions, subject to viability and the demonstration of the need for affordable housing.</p> <p>On all developments comprising 11 or more dwellings, or where the combined residential gross floorspace exceeds 1000sq m, on site provision will be expected. In exceptional circumstances, off-site provision or a commuted sum in lieu of on-site provision may be acceptable.</p> <p>On developments comprising six to 10 dwellings, or where the residential gross floorspace exceeds 1000sq m, in areas designated as rural areas under Section 157(1) of the Housing Act 1985 (as shown on the Policies Map), a financial contribution for the provision of affordable dwellings as a commuted sum will be sought unless the developer makes on site provision.</p> <p>Starter homes will be required in line with national policy.</p> <p>The final tenure mix of the affordable housing on individual sites will be determined through negotiation, taking account of up-to-date assessments and the characteristics of the area.</p>

³⁷ Accessible and adaptable homes are those that meet requirements of M4(2) Category 2: Accessible and adaptable buildings of The Building Regulations (2010), Approved Document M: access to and use of buildings (2015 edition incorporating 2016 amendments for use in England), or any subsequent comparable standard set nationally.

Draft Policy HS2: Affordable Housing and Starter Homes
<p><i>The affordable homes should be distributed across the development and integrated with the scheme design and layout such that they are indistinguishable from the market housing on the same site.</i></p> <p><i>Planning permission will be refused for development proposals where it appears that a larger site has been deliberately sub-divided into smaller development parcels in order to avoid the requirements of this policy.</i></p> <p><i>Where a development proposal does not meet the above requirements, the applicant will be required to provide evidence to support this including, where appropriate, the submission of a development appraisal.</i></p>
<p>Policy background</p> <p>This policy is an amended version of Policy HS2 included in the draft Development Management policies (November 2015) and sets the thresholds and targets to be used to ensure the provision of affordable housing in the district. It introduces reference to the provision of Starter Homes (a national requirement) and revised site thresholds (to reflect the Written Ministerial Statement of November 2014).</p>
<p>Initial SA Assessment</p> <p>The policy should have similar effects to those of Policy GS2.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.16 Draft Policy HS2: Affordable Housing and Starter Homes

Draft Policy HS3: Self and Custom Build Housing
<p><i>Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the council where they are in conformity with all other relevant local and national policies.</i></p> <p><i>On sites of 20 dwellings or more, developers will be required to supply at least 5% of dwelling plots for sale to self-builders, subject to appropriate demand being identified. In determining the nature and scale of any provision, the council will have regard to viability considerations and site specific circumstances.</i></p> <p><i>Where a developer is required to provide self build plots, the plots should be made available and marketed appropriately for at least 12 months. Where plots which have been appropriately marketed have not sold within this time period, these plots may be built out as conventional market housing by the developer.</i></p> <p><i>Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites specifically for self and custom-build projects within their neighbourhood plan area.</i></p>
<p>Policy background</p> <p>This is a new policy introduced to reflect the introduction (nationally) of the requirement for local planning authorities to make provision through their Local Plan for self and custom build housing. The policy is linked to the Self Build Register, maintained by the council, which enables people to register their interest in self and custom build housing.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive social effects as it seeks to widen the range of home ownership opportunities available to the district's residents.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.17 Draft Policy HS3: Self and Custom Build Housing

Draft Policy HS4: Older People's Housing
<p><i>Developments specifically designed to meet the accommodation needs of older people will be supported where it:</i></p>

Draft Policy HS4: Older People's Housing
<p>A. <i>Contributes to meeting an identified need.</i></p> <p>B. <i>Is in a location accessible by public transport or within walking distance of community facilities such as shops, medical services and public open space or, where this is not the case, such facilities are provided on site.</i></p> <p><i>Where developments fall within Use Class C3 affordable housing will be required in accordance with policy HS2: Affordable Housing and Starter Homes.</i></p>
Policy background
This is a new policy which seeks to address the issue of providing housing to meet the identified housing needs of older people.
Initial SA Assessment
The policy should have significant positive social effects in terms of enabling people to have their housing needs met. The policy also requires developments to be located where they are accessible to services and facilities which should result in positive environmental effects (reducing pollution, managing climate change).
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.18 Draft Policy HS4: Older People's Housing

Draft Policy HS5: Space Standards
<p><i>All new market and affordable homes should, as a minimum, meet the relevant Nationally Described Space Standard (NDSS).</i></p> <p><i>This policy does not apply to an extension to a dwelling or a material change of use.</i></p>
Policy background
This is a new policy. Local planning authorities can no longer set locally derived space standards for new housing. Instead, where there is evidence of need and development viability will not be adversely impacted, Local Plans can seek to apply the nationally described space standards.
Initial SA Assessment
The policy should have significant positive social effects by ensuring the provision of quality housing.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.19 Draft Policy HS5: Space Standards

Draft Policy HS6: Conversion of Rural Buildings for Housing
<p><i>Outside defined settlement development limits, the conversion and/or re-use of existing buildings to residential use from other uses will be supported where:</i></p> <p>A. <i>The building is of permanent and substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction;</i></p> <p>B. <i>The scale, form and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials.</i></p> <p>C. <i>The proposed alterations are of a high quality design, retaining the features that contribute positively to the character of the building and its surroundings.</i></p>

Draft Policy HS6: Conversion of Rural Buildings for Housing
<p>D. <i>The building and its curtilage can be developed without an adverse effect on the historic environment, the character of the local landscape or its setting.</i></p> <p>E. <i>It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species.</i></p> <p>F. <i>The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures.</i></p> <p><i>Developments under this policy will be expected to comply with the affordable housing and open space provision policies of the Plan.</i></p> <p><i>Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development.</i></p>
<p>Policy background</p> <p>This is a new policy and has been introduced following consultation on the Local Plan Issues and Options consultation in 2015 and supports the re-use of rural buildings for housing subject to certain criteria being met.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive environmental effects as it supports the conversion and re-use of existing buildings, which represents prudent and efficient use of land as it minimises development on greenfield land, and will also be expected to retain and respect the special qualities of the building and the character and appearance of the landscape. There may also be positive social effects as only proposals that are of a high quality and sustainable design will be supported, which will help ensure that the housing stock is of decent quality.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.20 Draft Policy HS6: Conversion of Rural Buildings for Housing

Draft Policy HS7: Replacement Dwellings in the Countryside
<p><i>Proposals for replacement dwellings will be permitted where it meets all of the following criteria:</i></p> <p>A. <i>The new dwelling is located on the site of, or close to, the existing dwelling to be cleared.</i></p> <p>B. <i>The new dwelling is not materially larger than the existing dwelling.</i></p> <p>C. <i>The new dwelling has satisfactory access arrangements.</i></p> <p>D. <i>The new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the landscape character and local vernacular.</i></p> <p>E. <i>The new dwelling is sited to preclude retention of the existing dwelling or the applicant is willing to accept a condition to ensure its demolition on completion of the new dwelling.</i></p>
<p>Policy background</p> <p>This policy is unchanged from Policy HS4 included in the draft Development Management Policies (November 2015).</p>
<p>Initial SA Assessment</p> <p>The policy sets out strict criteria which proposals for replacement dwellings must meet. Effects are unlikely to be significant, but there are positive effects in respect of the natural and historic environment as the policy seeks to ensure that any replacement dwelling is sympathetic to landscape character and building design.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.21 Draft Policy HS7: Replacement Dwellings in the Countryside

Draft Policy HS8: Extensions to Dwellings
<p><i>Extensions to dwellings will be permitted provided that all the following requirements are met:</i></p> <p>A. <i>There is no adverse impact on neighbouring residential amenity.</i></p> <p>B. <i>There is no adverse loss of parking or garden/amenity areas.</i></p> <p>C. <i>There is no adverse impact to the character or appearance of the dwelling or the surrounding area.</i></p> <p>D. <i>The extension should not be designed to facilitate the subdivision of the dwelling into separate dwellings nor undermine the retention of any occupancy condition.</i></p>
<p>Policy background</p>
<p>This is a slightly amended version of Policy HS5 included in the draft Development Management Policies (November 2015): the use of the word 'unacceptable' has been replaced with 'adverse'.</p>
<p>Initial SA Assessment</p>
<p>The policy sets out the requirements that must be met to ensure that an extension is acceptable, where planning permission is required. Effects are unlikely to be significant with positive effects in respect of the natural and historic environment as the policy seeks to ensure that extensions to dwellings are sympathetic to local character and amenity.</p>
<p>Short/medium/long term effects</p>
<p>The effects are anticipated to extend over the short to long term.</p>

Table 8.22 Draft Policy HS8: Extensions to Dwellings

Draft Policy HS9: Rural Worker's Dwelling
<p><i>New permanent isolated dwellings in the countryside will not be permitted unless it can be shown that there is an essential need for a rural worker to live permanently at or near their place of work within the countryside. In determining whether such need exists, the local authority will consider whether the following criteria are met:</i></p> <p>A. <i>There is a clearly established existing functional need;</i></p> <p>B. <i>The need relates to a full-time worker, or one who is primarily employed in rural employment and does not relate to a part-time requirement;</i></p> <p>C. <i>The unit and the rural employment activity concerned have been established for at least three years, have been financially sound for at least one of them, are currently financially sound, and have a clear prospect of remaining so;</i></p> <p>D. <i>The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and</i></p> <p>E. <i>Other planning requirements, e.g. in relation to access, or the impact on the countryside are satisfied.</i></p> <p><i>If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should for the first three years, be provided by a temporary dwelling unless exceptional circumstances can be demonstrated.</i></p>
<p>Policy background</p>
<p>This is a slightly amended version of Policy HS6 included in the draft Development Management Policies (November 2015). The policy relates to supporting rural businesses through the provision of housing to allow that business to function successfully.</p>
<p>Initial SA Assessment</p>
<p>The policy is expected to have a positive economic effect by enabling local businesses to develop, however, this is unlikely to be significant due to the relatively small number of businesses likely to be supported by the policy.</p>
<p>Short/medium/long term effects</p>
<p>The effects are anticipated to extend over the short to long term.</p>

Table 8.23 Draft Policy HS9: Rural Worker's Dwelling

Draft Policy HS10: Gypsy and Traveller Sites		
<p>The following site as shown on the Policies Map is allocated for a Gypsy and Traveller site to ensure a deliverable supply of pitches in the first five years of the plan period. It will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified.</p>		
Site Ref	Settlement	Site Name
PN16	Pannal	Land to the West of A61
<p>Table 8.25 Gypsy and Traveller Draft Allocation</p> <p>Proposals for new sites within years 6 -15 of the plan will be within the following broad locations as shown on the Policies Map;</p> <p>a. Harrogate Area b. Knaresborough Area c. Kirk Deighton d. Area south of Wighill</p> <p>Proposals on non-allocated sites should be considered against the most up-to-date needs assessment.</p> <p>Proposals for new Gypsy and Traveller sites or extensions to existing sites should:</p> <p>A. Be located where there would not be a detrimental impact on highway safety or the flow of traffic. B. Be of an appropriate size to be able to provide acceptable living conditions and provide for the number of pitches required, access roads, amenity blocks, children's play areas and space for commercial vehicles. C. Not materially harm the natural and historic environment including landscape character. D. Not result in a significant adverse impact on residential amenity. E. Be of a size commensurate to the nearest settled community in rural and semi-rural areas. F. Be situated in locations with good access to existing local services, including health services, schools and public transport. G. Not be located in areas at risk of flooding. H. Not be located within the Green Belt except in very special circumstances.</p> <p>Planning applications for new sites (not involving the extension of existing sites) will need to include a statement to justify why an existing site cannot be extended and a new site is needed.</p> <p>Proposals that would involve the loss of authorised Traveller pitches will not be permitted unless new replacement pitches are provided in a suitable location that meet the criteria above.</p>		
Policy background		
<p>This is a slightly amended version of Policy HS3 included in the draft Development Management Policies (November 2015). The policy has been amended to reflect national policy regarding development in the Green Belt and to clarify the approach to loss of existing pitch provision. The policy also allocates a site (subject to a separate sustainability appraisal) to meet pitch needs within the first five years of the plan period and identifies areas of search for future provision.</p>		
Initial SA Assessment		
<p>The policy should have significant positive social effects as it supports the provision of Gypsy and Traveller sites meaning that identified needs should be met. The policy requires that sites provide a good level of access to local services and facilities, which may mean that people are able to make use of sustainable transport having a positive effect on pollution levels.</p>		
Short/medium/long term effects		
<p>The effects are anticipated to extend over the short to long term.</p>		

Table 8.24 Draft Policy HS10: Gypsy and Traveller Sites

Transport and Infrastructure

Draft Policy T11: Sustainable Transport
<p><i>The council will work in partnership with other authorities, transport providers and local groups to promote a sustainable and improved transport system which is safe, reliable, and convenient and will:</i></p> <p>A. <i>Improve road and rail connections both within the district and to the wider area, in particular the improvement of the Leeds-Harrogate-York Railway;</i></p> <p>B. <i>Seek reductions in traffic congestion in Harrogate, Knaresborough and Ripon;</i></p> <p>C. <i>Promote improvements to public transport, including the provision of better parking at rail stations and park and ride facilities, the creation of walking and cycling routes, provision of electric vehicle charging points for both cars and bikes, the Harrogate car-share scheme and measures to reduce air pollution;</i></p> <p>D. <i>Ensure development proposals seek to minimise the need to travel and achieve more sustainable travel behaviour by requiring all developments which will generate significant amounts of traffic to be supported by a Transport Statement or Transport Assessment and a Travel Plan;</i></p> <p>E. <i>Locate, as far as possible, the majority of future development so that it is accessible to a station on the Leeds-Harrogate-York Railway or within the Key Bus Service Corridor;</i></p> <p>F. <i>Improve accessibility in rural areas;</i></p> <p>G. <i>Undertake a Strategic Transport Priorities Study for the district in order to set out the council's priorities for sustainable transport.</i></p>
<p>Policy background</p>
<p>This is a new policy and sets out the council's approach to accessibility and transport improvements.</p>
<p>Initial SA Assessment</p>
<p>This is an overarching transport policy which aims to encourage and support development proposals which prioritise sustainable modes of transport as well as requiring development proposals to mitigate against transport impacts. It might be expected, therefore, to have significant positive effects against environmental objectives (maximising access, limiting pollution and managing climate change).</p>
<p>Short/medium/long term effects</p>
<p>The effects are anticipated to extend over the short to long term.</p>

Table 8.26 Draft Policy T11: Sustainable Transport

Draft Policy T12: Protection of Transport Sites and Routes
<p><i>New sites and routes which have the potential to contribute towards the provision of a sustainable and improved transport system will be safeguarded where there is a reasonable prospect of them accommodating new transport infrastructure before 2035. This will apply when a scheme is:</i></p> <p>A. <i>Included within the investment strategies or plans produced by Highways England, as the strategic highway authority, North Yorkshire County Council, as the local highway authority, or by another body or organisation contributing towards the creation of a sustainable and improved transport system for the district, and for which there is an agreed preferred route or site;</i></p> <p>B. <i>Along the route of a former railway line; in particular the sections of the Harrogate-Ripon-Northallerton line and the Harrogate to Wetherby line that lie within Harrogate district;</i></p> <p>C. <i>A cycle or pedestrian route identified by the local highway authority or the district council and included within an approved plan or strategy.</i></p>
<p>Policy background</p>
<p>This is a new policy which identifies which transport sites and routes will be identified for protection through the Local Plan in order to exploit the opportunities for the use of sustainable transport modes.</p>

Draft Policy TI2: Protection of Transport Sites and Routes
Initial SA Assessment
With a focus on encouraging and supporting proposals to enhance sustainable transport opportunities, the policy might be expected to have significant positive effects against environmental objectives (maximising access and improving air quality).
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.27 Draft Policy TI2: Protection of Transport Sites and Routes

Draft Policy TI3: Parking Provision
<i>When considering the provision of parking, proposals for development should recognise an overall need to reduce the use of private cars, and take suitable account of the following factors:</i>
A. <i>The need to provide safe, secure and convenient parking at appropriate levels, including parking or storage for cycles, motor cycles and, where relevant, coaches and lorries;</i>
B. <i>Parking standards for cars, cycles, motorised two wheel vehicles, disabled parking and operational servicing requirements as prepared by the local highway authority, North Yorkshire County Council;</i>
C. <i>Policies set out in the North Yorkshire County Council Parking Strategy (and successive strategies);</i>
D. <i>Where relevant, the location of the site within an area covered by an Area Travel Plan;</i>
E. <i>Where appropriate, the need to make provision for car club and car share parking spaces;</i>
F. <i>Means to encourage the use of low emission vehicles as part of the proposal, including the ability to provide electric vehicle charging points.</i>
Policy background
The policy is an amended version of Policy HP4 included in the Draft Development Management Policies (November 2015), with reference to sustainable drainage and water quality having been deleted from the policy.
Initial SA Assessment
The policy should have significant positive effects against environmental objectives as it seeks to encourage fewer journeys by car.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.28 Draft Policy TI3: Parking Provision

Draft Policy TI4: Delivery of New Infrastructure
<i>In order to deliver sustainable development, the council will work with infrastructure and service providers and developers to deliver infrastructure and services to support existing and future development across the district.</i>
<i>Depending on the nature and scale of development proposed, and subject to viability, developers will be expected to make reasonable on-site provision, off-site provision and/or contributions towards infrastructure and services in order to cater for the needs generated by development.</i>
<i>Proposals involving the delivery of new or improved infrastructure or services, either on its own or in combination with other development, will be supported provided that:</i>
A. <i>It can be demonstrated that they are necessary to support new development and/or to rectify existing evidenced deficiencies in infrastructure or service provision;</i>
B. <i>Development is phased so as to cause minimal disruption to existing infrastructure and service provision for residents and businesses;</i>
C. <i>Where associated with other development, the infrastructure and services required to support the development are provided in advance of the development's completion and occupation;</i>
D. <i>The development complies with the provisions of Policies GS6: Sustainable Development and HP3: Local Distinctiveness.</i>
Policy background

Draft Policy TI4: Delivery of New Infrastructure
This is a new policy. It is an overarching policy that sets out that new development will be expected to deliver and/or contribute to the provision of infrastructure in order to support the needs generated by that development. The policy also sets out how proposals for new or improved infrastructure may come forward.
Initial SA Assessment
The policy might be expected to have positive effects on a number of social and environmental objectives as it seeks to ensure the provision of infrastructure to support new development.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.29 Draft Policy TI4: Delivery of New Infrastructure

Policy TI5: Telecommunications
<p><i>The expansion of communications infrastructure including Next Generation broadband and mobile connectivity will be supported. This will be achieved by:</i></p> <p>A. <i>Supporting the expansion of communications networks which use existing infrastructure, including masts and structures;</i></p> <p>B. <i>Supporting the provision of new communications infrastructure where it can be demonstrated that using existing infrastructure or equipment would not be feasible and provided the proposal does not have a significant adverse impact on the character or appearance of the surrounding area. Where apparatus or associated infrastructure is proposed to be located on a building, the proposal will be supported provided the siting scale and design of the apparatus or associated infrastructure does not have a significant adverse impact on the external appearance of the building;</i></p> <p>C. <i>Ensuring the location and design of proposals avoid harm to sensitive areas or buildings/structures and accord with local plan policies HP2: Heritage Assets, NE3: Protecting the Natural Environment and NE4: Landscape Character.</i></p> <p>Broadband access in new developments:</p> <p>D. <i>New employment and housing development proposals will be required to demonstrate the anticipated connectivity requirements of the proposed use and how the development will contribute to, and be compatible with, Next Generation Access broadband;</i></p> <p>E. <i>All new development will be required to enable a Next Generation Access broadband connection where viable. Where it can be demonstrated that the provision of a Next Generation Access broadband connection is not viable, proposals should provide a minimum download connection of 10Mbps and incorporate suitable infrastructure to support delivery of Next Generation Access broadband at a future date;</i></p> <p>F. <i>Applicants proposing major development schemes should engage with communication providers and local broadband groups to explore how Next Generation Access broadband can be provided and how the development may contribute to and integrate with active broadband projects within the local area.</i></p>
Policy background
This is a new policy, although the potential scope of a policy was included in the Draft Development Management Policies (November 2015), as Policy EC6. The draft policy reflects the consultation comments received to this.
Initial SA Assessment
Requiring development of all new properties to provide a connection to a superfast broadband network or seeking developer contributions towards future access will have positive economic effects through supporting the growth of the local economy and potentially home based employment opportunities. It will also enable people to access information technologies giving them increased opportunities to access education, training and employment. The provision of communications infrastructure may have negative effects on the built and natural environment but the policy seeks to address this by setting out criteria to be followed.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.30 Policy TI5: Telecommunications

Climate Change

Draft Policy CC1: Flood Risk and Sustainable Drainage
<p><i>Development proposals will not be permitted where they would have an adverse effect on watercourses or increase the risk of flooding elsewhere.</i></p> <p><i>Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through Sequential Testing against the most up-to-date Environment Agency flood risk maps and the Harrogate District Level 1 Strategic Flood Risk Assessment (SFRA) maps. Development layout within the site should be subject to the sequential approach, with the highest vulnerability development located in areas at lowest flood risk within the site.</i></p> <p><i>Proposals within Flood Zone 3a(i) will be assessed in accordance with national policies relating to Flood Zone 3a but with all of the following additional restrictions:</i></p> <p>A. <i>no new highly vulnerable or more vulnerable uses will be permitted;</i> B. <i>less vulnerable uses may only be permitted provided that the sequential test has been passed; and</i> C. <i>where extensions are linked operationally to an existing business or, where redevelopment of a site provides buildings with the same or a smaller footprint;</i> D. <i>all proposals will be expected to include flood mitigation measures to be identified through a site specific Flood Risk Assessment including consideration of the creation of additional sustainable flood storage areas;</i> E. <i>development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.</i></p> <p><i>Where required by national guidance, proposals for development should be accompanied by a site-specific Flood Risk Assessment (FRA). The FRA should demonstrate that the development will be safe, including access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</i></p> <p><i>All development will be required to ensure that there is no increase in surface water flow rate run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.</i></p> <p><i>Proposals involving building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure and that there will be no detrimental effect on flood risk and biodiversity. Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state.</i></p> <p><i>In partnership with the Environment Agency and the lead local flood authority, the council will seek opportunities from new development to reduce the causes and impacts of flooding. Development should ensure that land which is needed for flood risk management purposes (as identified in Defra's Programme of flood and coastal risk management schemes and other Environment Agency or lead flood authority documents) is safeguarded.</i></p>
<p>Policy background</p> <p>This policy is an amended version of Policy SD3 included in the draft Development Management Policies (November 2015). The policy has been amended in response to comments received to the consultation on the draft policies through the inclusion of reference to the sequential approach applying to the layout of a development and to safeguarding areas identified as being required for flood risk management purposes.</p>
<p>Initial SA Assessment</p> <p>The policy has a positive effect on a number of objectives as it looks to protect people and property from flooding, contribute to a managed approach to climate change and a quality built environment, efficient land use patterns that promote balanced development and encourage biodiversity.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.31 Draft Policy CC1: Flood Risk and Sustainable Drainage

Draft Policy CC2: Rivers
<p><i>All new development should have regard to the actions and objectives of appropriate River Basin Management Plans and the Water Directive Framework in striving to protect and improve the quality of water bodies and ecological systems in and adjacent to the district. Proposals which fail to take opportunities to restore and improve rivers will be refused unless the absence of such works can be justified. If works can't be done on site then arrangements should be entered into to secure improvements off site, subject to viability.</i></p>

Draft Policy CC2: Rivers	
<i>Development proposals adjacent to watercourses should address the following;</i>	
A.	<i>Provide a minimum of 8m buffer zones measured from bank top to provide an effective and valuable river corridor and improve habitat connectivity. This should remain/be designed to be intrinsically dark with lux levels of 0-2 and should not contain any structures;</i>
B.	<i>Provide a 5m buffer zone for ponds would also help to protect their wildlife value and ensure that the value of the adjacent terrestrial habitat is protected.</i>
Policy background	
This is a new policy and has been introduced in response to comments made by the Environment Agency during consultation on the Draft Development Management Policies (November 2015). The policy seeks to protect and improve water quality.	
Initial SA Assessment	
The policy should have positive environmental effects (biodiversity, pollution levels).	
Short/medium/long term effects	
The effects are anticipated to extend over the short to long term.	

Table 8.32 Draft Policy CC2: Rivers

Draft Policy CC3: Renewable Energy	
<i>Permission will be granted for renewable energy projects provided the proposal does not have an unacceptable adverse impact on the landscape, natural environments, cultural, historic and archaeological environment and that appropriate mitigation measures would be taken to minimise the impact on adjoining land uses and residential amenity.⁽³⁸⁾</i>	
<i>Renewable and low energy development in the Green Belt will only be allowed in very special circumstances.</i>	
Policy background	
This is an amended version of Policy NE6 included in the Draft Development Management Policies (November 2015). The policy encourages renewable energy projects where there are no unacceptable impacts on a range of factors.	
Initial SA Assessment	
Enabling renewable energy projects might be expected to have significant positive environmental effects (efficient use of natural resources, minimising pollution levels, managing climate change). The policy seeks to address any negative environmental effects (on the built and natural environment) but the significance of these, and whether impacts are cumulative, is uncertain as it would depend on the renewable energy technology developed and number of projects delivered.	
Short/medium/long term effects	
The effects are anticipated to extend over the short to long term.	

Table 8.33 Draft Policy CC3: Renewable Energy

Draft Policy CC4: Sustainable Design	
<i>All development proposals should be designed to be resilient to and adapt to the future impacts of climate change through the inclusion of sustainable design features where this is technically feasible and viable.</i>	
<i>New non-domestic developments, excluding conversions and extensions of less than 500 sq m, will be required to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). Developers will be expected to provide certification evidence of the BREEAM level achieved at the design stage and post construction stage on completion of development.</i>	

38 ¹Historic includes Listed Buildings

Draft Policy CC4: Sustainable Design
Policy background
This is a new policy. It aims to ensure new developments are energy efficient through requiring all development to maximise energy efficiency through design or, for non residential developments, by meeting the appropriate BREEAM standard.
Initial SA Assessment
Any reduction in energy usage brought about by the efficient design of new buildings will have significant positive effects on environmental (reducing greenhouse gas emissions) and social (improving the quality of housing) objectives.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.34 Draft Policy CC4: Sustainable Design

Heritage and Placemaking

Draft Policy HP1: Harrogate Town Centre Improvements
<p><i>The vitality and viability of Harrogate town centre as the district's largest retail, leisure and tourist destination, and a major conference and exhibition venue, will be enhanced through the:</i></p> <p>A. <i>Realisation of development opportunities in the town centre, including the:</i></p> <p style="margin-left: 40px;">i. <i>construction of a modern transport hub on Station Parade, as part of a wider mixed use development incorporating high quality office space, retail and residential uses; and</i></p> <p style="margin-left: 40px;">ii. <i>mixed use development of land off Dragon Road</i></p> <p>B. <i>Continual improvement and development of facilities at the Harrogate International Centre, Royal Hall and other key visitor attractions.</i></p> <p>C. <i>Improvement of the town centre's public realm and environment.</i></p> <p>D. <i>Creation of flexible spaces for recreation and events.</i></p> <p>E. <i>Management of the evening and night-time economy.</i></p> <p>F. <i>Management of on and off street parking.</i></p> <p>G. <i>Improvement of routes and facilities for pedestrians and cyclists.</i></p>
<p>Policy background</p> <p>This is a new policy that provides a framework for the implementation of a number of improvements in Harrogate town centre.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive economic effects by providing the opportunity for development and investment in the town centre. There may be some negative effects on the built environment but the extent of these would be dependant on the site and/or project implemented and mitigation through application of other relevant Local Plan policies.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.35 Draft Policy HP1: Harrogate Town Centre Improvements

Draft Policy HP2: Heritage Assets
<p><i>Proposals for development should protect and, where appropriate, enhance those elements that contribute to the significance of the district's heritage assets.⁽³⁹⁾⁽⁴⁰⁾⁽⁴¹⁾</i></p> <p><i>Development proposals which would affect designated or non-designated heritage assets and their settings will be permitted where they:</i></p> <p>A. <i>demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;</i></p> <p>B. <i>ensure that any development respects the historic form, setting, fabric and any other aspects that contribute to the significance of a heritage asset;</i></p> <p>C. <i>ensure that any development that would have an impact on the World Heritage Site, or its setting will conserve, and where appropriate enhance those elements that contribute towards its outstanding universal value;</i></p> <p>D. <i>ensure proposals affecting a conservation area would protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to the character and special architectural or historic interest of the area;</i></p> <p>E. <i>ensure proposals affecting a registered historic battlefield would not harm its historic, archaeological or landscape interest or prejudice any potential for interpretation;</i></p> <p>F. <i>demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;</i></p> <p>G. <i>conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring development is of high quality design which is respectful of historic interest and all features of local character, and;</i></p>

39 Development includes new buildings, landscape or engineering works, also extensions and alteration to, and demolition of heritage assets

40 Definitions of the term heritage asset, archaeological interest, conservation, significance and setting are taken from the glossary of the NPPF and are set out in the Appendices to the council's Heritage Management Guidance Supplementary Planning Document (SPD)

41 Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, Conservation Areas and World Heritage Sites designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, although they may be identified as having local importance. In some instances non-designated, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.

Draft Policy HP2: Heritage Assets
<p>H. <i>ensure development incorporates the use of appropriate materials and detailing.</i></p> <p><i>Schemes that help to ensure a sustainable future for the district's heritage assets, especially those identified as being at greatest risk of loss or decay will be supported.</i></p>
<p>Policy background</p> <p>This is an amended version of Policy HP1 in the Draft Development Management Policies (November 2015).</p>
<p>Initial SA Assessment</p> <p>As the policy relates directly to the protection and enhancement of the district's designated and un-designated heritage assets a significant positive effect on cultural heritage might be expected. However, as the policy (in line with national planning policy) allows for some level of harm if this is outweighed by other benefits, this may be uncertain.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.36 Draft Policy HP2: Heritage Assets

Draft Policy HP3: Local Distinctiveness
<p><i>New development should incorporate high quality building, urban and landscape design that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments. In particular, development should:</i></p> <p>A. <i>Respect the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas;</i></p> <p>B. <i>Respond positively to the building density, building footprints, built form, building orientation, building height and grain of the context- including the manner in which this context has developed and changed over time;</i></p> <p>C. <i>Recognise the contribution of the natural environment including biodiversity, landscape and green infrastructure;</i></p> <p>D. <i>Recognise the contribution of fenestration, roofscape, detailing, trees and planting, the palette and application of materials, traditional building techniques, and evidence of past and present activity to local distinctiveness and ultimately to landscape character;</i></p> <p>E. <i>Incorporate design that is inspired by its local context or the best of contemporary practice that fits comfortably in its surroundings.</i></p>
<p>Policy background</p> <p>This is an amended version of Policy HP2 in the Draft Development Management Policies (November 2015). It has been amended by the inclusion of criterion C in response to consultation comments.</p>
<p>Initial SA Assessment</p> <p>This policy aims to enhance and protect local distinctiveness through promoting high quality building, landscape and urban design and provides clear criteria against which all development proposals will be assessed. Whilst some of these are protected through international, national or local designations, much of what makes the district distinctive is undesignated. Significant positive effects can, therefore, be expected against environmental objectives (historic and built environment).</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.37 Draft Policy HP3: Local Distinctiveness

Draft Policy HP4: Protecting Amenity
<p><i>Development proposals should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours.</i></p> <p><i>Amenity considerations will include the impacts of development on:</i></p>

Draft Policy HP4: Protecting Amenity
<p>A. <i>Overlooking and loss of privacy;</i> B. <i>Overbearing and loss of light; and</i> C. <i>Vibration, fumes, odour noise and other disturbance.</i></p> <p><i>The individual and cumulative impacts of development proposals on amenity will be considered.</i></p> <p><i>New residential development should incorporate well designed and located private outdoor amenity space which is of an adequate size for the likely occupancy of the proposed dwellings.</i></p>
Policy background
This is a new policy which sets out factors to be assessed when considering the impact of development on amenity and that adequate outdoor residential amenity space is provided in new developments.
Initial SA Assessment
The policy might be expected to have significant positive effects on social (quality housing, good health) and environmental (minimising pollution levels) objectives.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.38 Draft Policy HP4: Protecting Amenity

Draft Policy HP5: Public Rights of Way
<p><i>Proposals for development that would affect existing public rights of way will be permitted only where it can be demonstrated that:</i></p> <p>A. <i>The routes and the recreational and amenity value of rights of way will be protected, or satisfactory diverted routes that deliver a level of recreational and amenity value at least as good as the routes being replaced are provided; and</i> B. <i>In all cases, opportunities for enhancement through the addition of new links to the existing network and the provision of improved facilities have been fully explored and, where appropriate, all reasonable and viable opportunities have been taken up.</i></p>
Policy background
This policy is unchanged from Policy HP3 in the Draft Development Management Policies (November 2015). The policy aims to protect public rights of way so that the routes and their existing recreational and amenity value is not undermined by new development. It also aims, where appropriate, to use development to deliver enhancements to the public right of way network and provide additional links.
Initial SA Assessment
The district's network of public rights of way and other paths provide an important recreational resource that enables the public to experience and enjoy the environment through activities such as walking, cycling and horse riding. This plays an important role in ensuring physical and mental health and wellbeing and an important sustainable transport resource. Protecting and enhancing existing provision will maintain access to these routes. Significant social positive effects can, therefore, be noted in relation to health and provision of recreational activities objectives.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.39 Draft Policy HP5: Public Rights of Way

Draft Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities
<p>A. <i>Proposals for development that would involve the loss of existing outdoor public and private sport, open space and recreational facilities will be permitted only where:</i></p>

Draft Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities	
<p>i. <i>The applicant can demonstrate that there is a surplus of similar facilities in the area and that the loss would not adversely affect the existing and potential recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or</i></p> <p>ii. <i>A satisfactory replacement facility is provided in a suitable location, accessible to current users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or</i></p> <p>iii. <i>The land is incapable of appropriate recreational use due to its size, location and physical conditions; or</i></p> <p>iv. <i>In the case of playing fields:</i></p> <ul style="list-style-type: none"> ● <i>The sport and recreation facilities on a site would best be retained and enhanced through the development of a small part of the site, and the benefits of development to sport and recreation clearly outweigh the loss of the land; or</i> ● <i>The proposal involves the development of an alternative indoor or outdoor sports facility on the site, and the benefits of development to sport and recreation clearly outweigh the loss of the playing fields.</i> 	
<p>B. <i>Any loss of an open space or a sport or recreational facility, which is acceptable under the above criterion, will be permitted only where it can be demonstrated that the loss would not cause significant harm to the amenity and local distinctiveness of the area. Small scale developments that are related to the function of an amenity open space will be permitted where it can be demonstrated that the public benefits of development outweigh the harm</i></p>	
<p>C. <i>Development proposals that would involve the loss of existing indoor public and private sport and recreation facilities will be permitted only where:</i></p> <p>i. <i>Their loss would not adversely affect the existing and potential sport and recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or</i></p> <p>ii. <i>A satisfactory replacement facility is provided on the same grounds as criterion A. ii. above; or</i></p> <p>iii. <i>They are incapable of continued sport and recreational use.</i></p>	
Policy background	
<p>This policy is unchanged from Policy HP5 in the Draft Development Management Policies (November 2015). It aims to protect a wide range of indoor and outdoor sport, open space and recreational facilities.</p>	
Initial SA Assessment	
<p>Significant positive social effects in relation to health and leisure/recreational opportunities might be expected through protecting existing provision.</p>	
Short/medium/long term effects	
<p>The effects are anticipated to extend over the short to long term.</p>	

Table 8.40 Draft Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities

Draft Policy HP7: New Sports, Open Space and Recreation Development	
<p>A. <i>New housing and mixed use developments will be required to provide new sports, open space and recreational facilities to cater for the needs arising from the development in line with the provision standards set out as follows:</i></p> <p>i. <i>Parks and gardens: 0.15 ha per 1000 people.</i></p> <p>ii. <i>Natural and semi-natural greenspace: 4.07 ha per 1000 people.</i></p> <p>iii. <i>Amenity greenspace: 1.63 ha per 1000 people.</i></p> <p>iv. <i>Provision for children and young people: 0.13 ha per 1000 people.</i></p> <p>v. <i>Allotments and community gardens: 0.35 ha per 1000 people.</i></p> <p>vi. <i>Outdoor sports facilities: 1.16 ha per 1000 people.</i></p> <p>vii. <i>Cemeteries, disused churchyards and other burial grounds: 0.5ha per 1000 people.</i></p>	
<p>B. <i>Proposals for the development of new sports, open space and recreation facilities will be permitted where:</i></p> <p>i. <i>The facility is located:</i></p>	

Draft Policy HP7: New Sports, Open Space and Recreation Development	
<ul style="list-style-type: none"> ● <i>In or adjacent to built up areas, wherever possible; or</i> ● <i>In remoter rural areas; is located to best serve the intended catchment population; and</i> <p><i>ii. the proposal would not give rise to significant traffic congestion or road safety problems; and</i></p> <p><i>iii. new buildings or structures are well designed and appropriately integrated into the landscape; and</i></p> <p><i>iv. proposals on the edge of settlements should seek to improve the setting of the settlement.</i></p> <p><i>C. Proposals for sport and recreational facilities likely to attract a large number of people due to their nature or scale (including sports stadia, health and fitness centres, swimming pools and other indoor sports facilities) should be located within or adjacent to Harrogate, Knaresborough, Ripon, Boroughbridge, Masham or Pateley Bridge, and be accessible by regular bus or rail services.</i></p> <p><i>D. Proposals for sport and recreational activities that require a countryside location will be permitted in the open countryside outside of development limits (or the built up area of settlements) only where they:</i></p> <ul style="list-style-type: none"> <i>i. cannot be located adjacent to a built up area; and</i> <i>ii. are of a scale and nature appropriate to their landscape setting; and</i> <i>iii. do not involve a significant number or size of buildings or structures; and</i> <i>iv. would not cause excessive noise disturbance or light pollution to other users of the countryside, land uses or residents in the area or adversely impact on wildlife; and</i> <i>v. would not give rise to significant traffic congestion or road safety problems.</i> 	
Policy background	
This is an amended version of Policy HP6 in the Draft Development Management Policies (November 2015). The policy has been amended by the inclusion of reference to impacts on wildlife in criteria 4d. The policy requires new housing development to provide the appropriate type/level of sports, open space and recreational facilities to meet needs arising from the development. It also sets criteria to assess proposals for new sport and recreational facilities.	
Initial SA Assessment	
Significant positive social effects in relation to health and accessibility to leisure/recreational opportunities might be expected.	
Short/medium/long term effects	
The effects are anticipated to extend over the short to long term.	

Table 8.41 Draft Policy HP7: New Sports, Open Space and Recreation Development

Draft Policy HP8: Protection and Enhancement of Community Facilities	
<i>Proposals for development that involves the loss of land or premises currently or last in community use (including community/village halls, schools, colleges, nurseries, places of worship, health services, care homes, libraries, public houses, and village shops or post offices that cater for day to day needs in rural communities) will be permitted only where it can be clearly demonstrated that:</i>	
<i>A. Continued community uses would cause unacceptable planning problems; or</i>	
<i>B. A satisfactory replacement facility is provided in a suitably convenient location for the catchment served prior to the commencement of development; or</i>	
<i>C. There is no reasonable prospect of the existing use continuing on a viable basis with all options for continuance having been fully explored, and thereafter there is no reasonable prospect of securing a viable satisfactory alternative community use.</i>	
<i>Proposals involving the improvement of existing community facilities by way of redevelopment or extension will be supported unless it would:</i>	
<i>D. Result in a significant adverse impact on residential amenity; or</i>	

Draft Policy HP8: Protection and Enhancement of Community Facilities
<p>E. Cause unacceptable planning problems for other adjacent land uses; or</p> <p>F. Increase traffic to levels that would harm the safety and free flow of traffic on the highway network.</p>
<p>Policy background</p> <p>This policy is unchanged from Policy HP7 in the Draft Development Management Policies (November 2015).</p>
<p>Initial SA Assessment</p> <p>The policy encourages the retention of community services and facilities by resisting changes of use. There should, therefore, be no adverse effects resulting from this policy. However, the policy does allow for some changes of use, subject to the satisfaction of the policy criteria. Any impacts resulting from such changes can only be assessed when specific sites have been identified.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.42 Draft Policy HP8: Protection and Enhancement of Community Facilities

Policy HP9: Provision of New Community Facilities
<p><i>New community facilities will be permitted where it can be demonstrated that there is a local need for the facility, and the following criteria are met:</i></p> <p>A. The facility is of a scale and nature appropriate to its location and intended purpose;</p> <p>B. The facility is accessible to the community it is intended to serve;</p> <p>C. There are no significant adverse impacts on residential amenity;</p> <p>D. There will be no significant loss of industrial, business or housing land or buildings, recreational land or important amenity open space;</p> <p>E. All options to reuse existing appropriately located buildings are exhausted before proposals for the development of new buildings are considered;</p> <p>F. The facility would not give rise to significant traffic congestion or road safety problems.</p>
<p>Policy background</p> <p>This is an amended version of Policy HP8 in the Draft Development Management Policies (November 2015). The policy has been amended by the inclusion of criteria F.</p>
<p>Initial SA Assessment</p> <p>The policy should lead to significant positive effects on social objectives.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.43 Policy HP9: Provision of New Community Facilities

Natural Environment

Draft Policy NE1: Air Quality
<i>Development in, or likely to affect, the Knaresborough and Ripon Air Quality Management Areas (AQMAs), or any other AQMA designated over the course of the plan period, should ensure consistency with the Air Quality Action Plan and the current North Yorkshire Local Transport Plan.</i>
Policy background
This is an amended version of Policy NE1 in the Draft Development Management Policies (November 2015). The policy has been amended to reference other AQMAs that may be designated during the lifetime of the Local Plan.
Initial SA Assessment
The policy aims to ensure that development likely to affect the Knaresborough and Ripon AQMAs is consistent with the actions identified in the Air Quality Action Plan and Local Transport Plan in force at the time. Air quality is an issue in certain parts of the district and taking measures to improve this will have significant environmental effects by helping to reduce pollution with a secondary effect of improving health and impacts on habitats and species.
Short/medium/long term effects
The effects are anticipated to increase over time as the policy takes effect.

Table 8.44 Draft Policy NE1: Air Quality

Draft Policy NE2: Water Quality
<i>Developers shall undertake thorough risk assessments of the impact of proposals on surface and groundwater systems considering appropriate avoidance measures before incorporating appropriate mitigation measures where necessary. The council will expect developers to demonstrate that all proposed development will be served by an adequate wholesome supply of water, appropriate sewerage infrastructure and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality.</i>
<i>Development will not be permitted where it would:</i>
<ul style="list-style-type: none"> A. <i>Prejudice the quality or quantity of surface or ground water;</i> B. <i>Have an adverse impact on water dependent Sites of Special Scientific Interest (SSSIs) and Natura 2000 sites;</i> C. <i>Prejudice the use and quality of the district's spa waters.</i>
Policy background
This is an amended version of Policy NE2 in the Draft Development Management Policies (November 2015). The policy has been amended to refer to appropriate avoidance measures and impacts on water dependant international and national ecological sites.
Initial SA Assessment
The policy seeks to ensure that development does not have an adverse impact on the quality or quantity of surface or ground water, is served by an adequate supply of water sewerage infrastructure and treatment capacity and does not prejudice the use and quality of spa waters. Ground water resources are susceptible to a wide range of threats from land use policies and the draft policy seeks to avoid contamination. The policy also has a positive effect on the protection of the Spa waters, an important asset in the district.
Short/medium/long term effects
The effects are anticipated to extend over the short to long term.

Table 8.45 Draft Policy NE2: Water Quality

Draft Policy NE3: Protecting the Natural Environment

Development should not result in any net loss of biodiversity, and should seek to provide net gains. The council will work through appropriate Local Nature Partnerships and others to assess existing and potential components of ecological networks, including Sites of Importance for Nature Conservation. Protected species and priority habitats and species are identified nationally in Biodiversity 2020 and under the Wildlife and Countryside Act. The preservation, restoration and recreation of priority habitats and ecological networks and the protection and recovery of priority species populations will be promoted and their positive conservation will be sought through development management.

The restoration and re-creation of priority habitats, networks and priority species populations identified in the Harrogate District Biodiversity Action Plan will be encouraged as part of any development.

Development will only be permitted where an appraisal has demonstrated that significant harm resulting from the development can be avoided through locating on an alternative site with less harmful impacts, adequately mitigated, or, as a last resort, compensated for.

The council will protect and enhance sites of importance for natural heritage, biodiversity and geodiversity from development as follows:

International sites

International sites: Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites

A. *Development likely to have significant effect on a Natura 2000 site or its features of interest will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species.*

National sites

National sites: Sites of Special Scientific Interest (SSSIs)

B. *Development likely to have an adverse effect on a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated:*

- i. the objectives of the designated area and the overall integrity of the area would not be compromised; or*
- ii. any adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.*

Local sites

Local sites: Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs) and Local Geological Sites (LGSs)

C. *Development that affects the interest features of Local Sites will only be permitted where an appraisal has demonstrated that significant harm resulting from the development can be avoided through locating on an alternative site with less harmful impacts, adequately mitigated, or, as a last resort, compensated for.*

Planning permission will not be granted for development resulting in the loss or deterioration of irreplaceable habitats, including historic wetlands and species-rich grasslands, ancient woodland and the loss of aged or veteran trees, unless the need for and benefits of the development in that location clearly outweigh the loss.

Policy background

This is an amended version of Policy NE3 in the Draft Development Management Policies (November 2015). The policy has been amended in response to comments received to the consultation on the draft policies.

Initial SA Assessment

The policy aims to safeguard sites of importance for natural heritage, biodiversity and geodiversity and promote their preservation and restoration, the recreation of priority habitats and ecological networks and the safeguarding of irreplaceable habitats. This will have significant positive environmental effects through maintaining a bio-diverse natural environment.

Draft Policy NE3: Protecting the Natural Environment**Short/medium/long term effects**

It is anticipated that effects are likely to increase over time as the policy takes effect.

Table 8.46 Draft Policy NE3: Protecting the Natural Environment

Draft Policy NE4: Landscape Character**Landscape Character**

Proposals that will protect, enhance or restore the landscape character of Harrogate district for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the district will be supported.

This will be achieved by:

- A. *Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of the natural and man-made heritage within the landscape such as trees and woodland, hedgerows, walls, buildings, watercourses, ponds, reservoirs, lakes, ecological networks or other topographical features;*
- B. *Requiring that development proposals are informed by and are sympathetic to the distinctive landscape character areas as identified in the Harrogate District Landscape Character Assessment and that proposals respect the distribution and form of settlements and buildings in their landscape setting;*
- C. *Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and consider the ambiance of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure;*
- D. *Requiring that visually sensitive skylines, hills and valley sides and visual amenity are protected and/or enhanced;*
- E. *Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.*

The council will work with landowners and statutory agencies to encourage land management practises that will protect and reinforce landscape character across the district and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

National Landscape Designations and Locally Valued Landscapes

The natural beauty and special qualities of the Nidderdale Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB and its setting will be carefully considered.

Proposals will be supported where they:

- F. *Do not detract from the natural beauty and special qualities of the AONB and its setting;*
- G. *Seek to facilitate the delivery of the Nidderdale AONB Management Plan objectives;*
- H. *Are considered appropriate for the economic, social and environmental well-being of the area or are desirable to support the understanding and enjoyment of the area.*

Development proposals or land management practises that would have an adverse impact on the natural beauty and special qualities of the AONB will be resisted unless it can be demonstrated that the benefits of the proposal clearly outweighs any adverse impact and the proposal cannot be located elsewhere in a less damaging location.

Major development proposals within the AONB that would result in a significant adverse impact on the natural beauty and special qualities of the AONB will only be allowed in exceptional circumstances.

Outside of those landscapes protected by national landscape designations, the impact of development proposals on the following Special Landscape Areas, and shown on the Policies Map, will be carefully considered:

- a. *Warren Top - Knox Hill, Oak Beck Valley to the north west of Harrogate*
- b. *Nidd Gorge*
- c. *Scriven Park and Coney Garth*
- d. *Crimple Valley*
- e. *Rudding Park*
- f. *Pine Woods and Valley Gardens*
- g. *Oak Beck Valley to the west of Harrogate including Brik Crag and Cardale Wood*

Draft Policy NE4: Landscape Character
<p><i>h. Ure Valley, Ripon</i></p> <p><i>i. Skell and Laver Valleys, Ripon</i></p> <p><i>The Special Landscape Areas are valued locally for their high quality landscape and their importance to the settings of Harrogate, Knaresborough and Ripon. The designation reinforces the importance of these landscapes and their high sensitivity to inappropriate development which would adversely impact on the quality of the area designated. Development proposals within these areas are required to meet the following criteria:</i></p> <p><i>I. Avoid significant loss of key characteristics that contribute to the quality of the Special Landscape Area and the setting of Harrogate, Knaresborough and Ripon;</i></p> <p><i>J. Ensure that development proposals are linked to existing settlements and are designed to enhance the appearance of the urban edge and its integration with the countryside.</i></p>
<p>Policy background</p> <p>This is a new policy although the potential scope of the policy was included in the Issues and Options Consultation (July 2015).</p>
<p>Initial SA Assessment</p> <p>The aim of the policy is to ensure that the landscape character of the district and particularly the nationally designated Nidderdale Area of Outstanding Natural Beauty and locally important Special Landscape Areas around Harrogate, Knaresborough and Ripon are protected from inappropriate development. This will have a significant positive effect on environmental objectives (maintaining an attractive natural environment) and also the historic environment.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.47 Draft Policy NE4: Landscape Character

Draft Policy NE5: Green Infrastructure
<p><i>Development proposals should:</i></p> <p><i>A. Incorporate existing and/or new green infrastructure features within their design and to improve accessibility to the surrounding area;</i></p> <p><i>B. Capitalise on opportunities to enhance and/or create green links between green infrastructure features such as those listed in the green infrastructure checklist contained in Section 10, Green Infrastructure Supplementary Planning Document (November 2014);</i></p> <p><i>C. Avoid creating undifferentiated built-up areas within its overall boundaries and to prevent built-form coalescence;</i></p> <p><i>D. Where they are within or in close proximity to a green infrastructure corridor, enhance the functionality and connectivity of the corridor;</i></p> <p><i>E. Conserve and enhance the high quality and character of the district's towns, villages and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements;</i></p> <p><i>F. Safeguard the character of urban areas as manifest in the system of open spaces which link town and countryside; and</i></p> <p><i>G. Identify opportunities to work with partners at the local, district and sub-regional levels to deliver multiple key green infrastructure benefits.</i></p>
<p>Policy background</p> <p>This is a new policy. It seeks to ensure that green areas that make an important contribution to the character of local areas are retained or new areas created as part of development.</p>
<p>Initial SA Assessment</p> <p>The policy should have significant positive effects on biodiversity. Conserving and enhancing green infrastructure within the district will help to provide habitat and ensure habitat connectivity. In addition, by requiring new development to incorporate green infrastructure there is likely to be biodiversity linkages. There should also be positive effects on social (on health and recreation activities) and environmental (accessible transport) objectives as protecting and enhancing green infrastructure should facilitate more outdoor recreation activities such as walking and cycling.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.48 Draft Policy NE5: Green Infrastructure

Draft Policy NE6: Local Green Space

The sites in Table 9.1, and as identified on the Policies Map, are proposed for designation as Local Green Space:

Site Ref	Settlement	Name
LGS25	Harrogate	Bachelor Fields
LGS110	Harrogate	Panhandle Park and railway embankment
LGS111	Harrogate	Stonefall Park
LGS75	Knaresborough	Knaresborough House
LGS58	Scriven	Jacob Smith Park
LGS47	Masham	Masham Allotments
LGS9	Burnt Yates	Community Amenity Area
LGS14	Grantley	Playing Field
LGS35	Killinghall	Land at Cautley Drive
LGS48	North Deighton	The Green
LGS50	North Stainley	Community Garden
LGS51	North Stainley	Recreation Ground
LGS71	Spofforth	East Park Playground and Recreation Park
LGS73	Spofforth	Millennium Garden

Draft Policy NE6: Local Green Space

Development will not be permitted within a Local Green Space designated either within the Harrogate District Local Plan or an approved Neighbourhood Plan, unless there are very special circumstances where the public benefits of the development proposed would outweigh the harm that would be caused by development within the Local Green Space.

Policy background

This is a new policy. It identifies the green areas of particular local significance to local communities proposed to be designated as Local Green Space.

Initial SA Assessment

The policy will have positive environmental effects by seeking to protect important greenspace within local communities.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 8.49 Draft Policy NE6: Local Green Space

Draft Policy NE7: Trees and Woodland
<p><i>Development will only be permitted where:</i></p> <p>A. <i>It does not have an adverse impact on trees or woodland that have wildlife, landscape, historic, amenity, productive or cultural value; and</i></p> <p>B. <i>It does not have an adverse impact on a veteran tree or ancient woodland; and</i></p> <p>C. <i>It does not involve the loss of trees or woodland which contribute to the character or setting of a settlement; and</i></p> <p>D. <i>It includes the appropriate retention and new planting of trees and woodland.</i></p> <p><i>In the case of an unavoidably adverse impact on trees and woodlands of wildlife, landscape, amenity, productive or cultural value, compensatory provision must be made.</i></p> <p><i>Wherever appropriate, the planting of additional trees should be included in new developments.</i></p>
<p>Policy background</p> <p>This is an amended version of Policy NE5 in the Draft Development Management Policies (November 2015). It has been amended by the inclusion of a reference to planting trees within new developments in response to consultation on the draft policies.</p>
<p>Initial SA Assessment</p> <p>Trees and woodlands provide a significant contribution to the landscape character, local distinctiveness and biodiversity of the district and, therefore, it is important to prevent their loss. This will have a significant positive effect on the objective of maintaining a bio-diverse and attractive natural environment. There are also positive effects in that it provides an attractive environment for leisure and recreation activities and the protection and enhancement of the historic environment.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.50 Draft Policy NE7: Trees and Woodland

Draft Policy NE8: Protection of Agricultural Land
<p><i>The best and most versatile agricultural land (grades 1, 2 and 3a) will be protected from development not associated with agriculture or forestry. Planning permission for development affecting such land will only be granted exceptionally if there is an overriding need for the development and either:</i></p> <p>A. <i>Sufficient land of a lower grade (grades 3b, 4 and 5) is unavailable or available lower grade land has an environmental value recognised by a statutory wildlife, historic, landscape or archaeological designation and outweighs the agricultural considerations; or</i></p> <p>B. <i>The benefits of the development justify the loss of high quality agricultural land.</i></p> <p><i>If best and most versatile land needs to be developed and there is a choice between sites in different grades, land of the lowest grade available must be used except where other sustainability considerations outweigh land quality issues.</i></p>
<p>Policy background</p> <p>This is a new policy which seeks to ensure that where it is available, lower quality agricultural land be used in preference to higher quality land unless other considerations outweigh this.</p>
<p>Initial SA Assessment</p> <p>The policy should have positive environmental effects by seeking to limit the loss of high quality agricultural land. However, this may be uncertain as in some areas of the district the use of higher quality land may be unavoidable.</p>
<p>Short/medium/long term effects</p> <p>The effects are anticipated to extend over the short to long term.</p>

Table 8.51 Draft Policy NE8: Protection of Agricultural Land

Draft Policy NE9: Unstable and Contaminated Land**Unstable Land**

Proposals for development on land suspected as being unstable will not be permitted unless it can be demonstrated either that there is no foreseeable instability, or that the effects of such instability can reasonably be overcome.

With specific regard to subsidence due to gypsum dissolution in the Ripon area, significant building development in areas which are suspected as being potentially susceptible to the problem will be subject to development control procedures, based on the development guidance categories in Appendix 2 and as shown on the Policies Map. The accompanying advice in Appendix 2 should be taken into account in all applications for development.

Contaminated Land

Proposals for the redevelopment or re-use of land known or suspected to be contaminated and development or activities that pose a significant new risk of land contamination will be considered having regard to:

- A. *The findings of a preliminary land contamination risk assessment;*
- B. *The compatibility of the intended use with the condition of the land; and*
- C. *The environmental sensitivity of the site.*

Proposals that fail to demonstrate that the intended use would be compatible with the condition of the land or which fail to exploit appropriate opportunities for decontamination will be resisted.

Policy background

This policy is unchanged from Policy NE7 in the Draft Development Management Policies (November 2015). The policy seeks to restrict development on unstable land and, in particular, provides special procedures for addressing areas of gypsum in Ripon and identifies the issues proposals on contaminated land need to have regard to.

Initial SA Assessment

The policy has the potential for significant positive environmental effects through addressing areas of contamination and by bringing back into use such land.

Short/medium/long term effects

The effects are anticipated to extend over the short to long term.

Table 8.52 Draft Policy NE9: Unstable and Contaminated Land

Delivery and Monitoring

Draft Policy DM1: Housing Allocations

The sites shown at table 10.1 and on the Policies Map are allocated for housing development and associated uses. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site.

Site Ref	Settlement	Site Name
H3	Harrogate	Land at Kingsley Road, Harrogate
H6	Harrogate	BT Training Centre, St George's Drive, Harrogate
H17	Harrogate	Heath Lodge Care Home, Harrogate
H18	Harrogate	Greenfield Court, 42 Wetherby Road, Harrogate
H21	Harrogate	Land at Kingsley Drive, Harrogate
H36	Harrogate	Former Police Training Centre, Yew Tree Lane, Harrogate
H46	Harrogate	Land at Otley Road, Harrogate
H48	Harrogate	Land adjacent to Kingsley Farm, Harrogate
H49	Harrogate	Windmill Farm, Otley Road, Harrogate
H56	Harrogate	Land to the north of Cow Dyke Farm, Harrogate
H65	Harrogate	Harlow Nurseries, Harrogate
H70	Harrogate	Land east of Whinney Lane, Harrogate
K21	Knaresborough	Land south of Bar Lane and east of Boroughbridge Road, Knaresborough
K22	Knaresborough	Land at Orchard Close, Knaresborough
K25	Knaresborough	Land at Highfield Farm, Knaresborough
R1	Ripon	Land adjacent to 63 Bondgate, Ripon
R6	Ripon	Land at Springfield Close Farm, Ripon
R8	Ripon	Land at West Lane, Ripon
R23	Ripon	Former Ripon Cathedral Choir School
R24	Ripon	Deverell Barracks, Ripon
B2	Boroughbridge	Land west of Leeming Lane, Langthorpe
B4	Boroughbridge	Land north of Aldborough Gate, Boroughbridge
B11	Boroughbridge	Land at the Bungalow, Boroughbridge

Draft Policy DM1: Housing Allocations

Site Ref	Settlement	Site Name
M8	Masham	Land north of Swinton Road, Masham
M13	Masham	Land at Thorpe Road (smaller site), Masham
P1	Pateley Bridge	Land south of Ashfield Court (smaller site), Pateley Bridge
P5	Pateley Bridge	Grassfield Court, Pateley Bridge
P7	Pateley Bridge	Former Highways Depot, Pateley Bridge
P10	Pateley Bridge	Grassfield House, Pateley Bridge
BW9	Birstwith	Land to the south of Clint Bank, Birstwith
BW10	Birstwith	Land south of Wreaks Road (smaller site), Birstwith
BM2	Bishop Monkton	Former allotments off Knaresborough Road, Bishop Monkton
BM3	Bishop Monkton	Land at Church Farm, Bishop Monkton
BM4	Bishop Monkton	Land at Knaresborough Road, Bishop Monkton
DB3	Dacre Banks	Abbots Garage and adjacent land, Dacre Banks
DB5	Dacre Banks	Land to the west of Dacre Banks (smaller site)
DR1	Darley	Land at Stumps Lane, Darley
DR14	Darley	Land at Sheepcote Lane (combined site), Darley
DF2	Dishforth	Land at North End, Dishforth
DF4	Dishforth	Land north east of Thornfield Avenue, Dishforth
GB2	Goldsborough	Land at Low Farm, Goldsborough
GH2	Green Hammerton	Land at New Lane, Green Hammerton
GH4	Green Hammerton	Land to the east of Bernard Lane, Green Hammerton
GH9	Green Hammerton	Land west of B6265 and north of A59, Green Hammerton
HM7	Hampsthwaite	Land off Brookfield Garth, Hampsthwaite
KL2	Killinghall	Land adjoining Grainbeck Manor, Killinghall
KL6	Killinghall	Land at Manor Farm, Killinghall
KL13	Killinghall	Former cricket club and adjoining land, Killinghall
KB1	Kirby Hill	Land east of St John's Walk, Kirby Hill

Draft Policy DM1: Housing Allocations		
Site Ref	Settlement	Site Name
KH4	Kirk Hammerton	Land north of Station Road, Kirk Hammerton
KH11	Kirk Hammerton	Land at Station Road, Kirk Hammerton
KM4	Kirkby Malzeard	Land south of Richmond Garth, Kirkby Malzeard
KM5	Kirkby Malzeard	Land east of Richmond Garth, Kirkby Malzeard
MG7	Marion cum Grafton	Land north of Braimber Lane (smaller site), Marion cum Grafton
NS3	North Stainley	Land to west of Cockpit Green, North Stainley
NS6	North Stainley	Land south of A6108 (smaller site), North Stainley
PN14	Pannal	Land to the east and west of Leeds Road (smaller site), Pannal
RN2	Rainton	Former Agricultural Buildings, Rainton
RN3	Rainton	Village Farm, Sleights Lane, Rainton
SH1	Sharow	Land at New Road, Sharow
SP4	Spofforth	Land at Castle Farm, Spofforth
SP6	Spofforth	Land at Massey Fold, Spofforth
SV1	Staveley	Land between Minskip Road and Low Field Lane, Staveley
SB1	Summerbridge	Clough House Farm, Summerbridge
SB5	Summerbridge	Land at Braisty Woods, Summerbridge

Table 10.1 Housing Allocations

Policy background
The policy identifies the sites that have been allocated to provide new housing over the plan period.
Initial SA Assessment
A sustainability appraisal of sites has been undertaken separately and the assessment of sites can be found in Appendix 7.
Short/medium/long term effects
The effects are anticipated to extend over the medium to long term, reflecting the likely delivery timescale for site allocations.

Table 8.53 Draft Policy DM1: Housing Allocations

Draft Policy DM2: Employment Allocations

The sites at table 10.2 and shown on the Policies Map are allocated for industrial/business development. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site.

Site Ref	Settlement	Site Name
H16	Harrogate	Playing fields, Harrogate College
H28	Harrogate	Land at Wetherby Road, Harrogate
FX4	Flaxby	Employment site to the south of the A59, Flaxby Green Park
MB3	Melmerby	Land south of Barker Business Park, Melmerby
TW2	Tockwith	Land to the north of Marston Business Park, Tockwith

Table 10.2 Employment Allocations

Policy background

The policy identifies the sites that have been allocated to provide new employment over the plan period.

Initial SA Assessment

A sustainability appraisal of sites has been undertaken separately and the assessment of sites can be found in Appendix 7.

Short/medium/long term effects

The effects are anticipated to extend over the medium to long term, reflecting the likely delivery timescale for site allocations.

Table 8.54 Draft Policy DM2: Employment Allocations

Policy DM3: Mixed Use Allocations

The sites shown at table 10.3 and on the Policies Map, are allocated for a mix of housing and industrial/business development and associated uses. They will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified in respect of each site.

Site Ref	Settlement	Site Name
H37	Harrogate	Land at Station Parade, Harrogate
H51	Harrogate	Land east of Lady Lane, Harrogate
H63	Harrogate	Dragon Road car park, Harrogate
K17	Knaresborough	Former Cattle Market, Knaresborough
R25	Ripon	Claro Barracks, Ripon

Table 10.3 Mixed Use Allocations

Policy DM3: Mixed Use Allocations
Policy background
The policy identifies the sites that have been allocated to provide new mixed use (housing and employment) development over the plan period.
Initial SA Assessment
A sustainability appraisal of sites has been undertaken separately and the assessment of sites can be found in Appendix 7.
Short/medium/long term effects
The effects are anticipated to extend over the medium to long term, reflecting the likely delivery timescale for site allocations.

Table 8.55 Draft Policy DM3: Mixed Use Allocations

Appendix 9 Sustainability Appraisal Site Assessment Summary Tables

- 9.1** The following summary tables provide details of the rating for all draft allocations and non-allocated sites against the sustainability appraisal objectives. The tables are arranged into draft allocations; main settlements (Harrogate, Knaresborough and Ripon); local service centres (Boroughbridge, Masham and Pateley Bridge); villages, open countryside and other settlements (Wetherby and Otley).⁽⁴²⁾
- 9.2** The summary tables provide the colour ratings for each site, but they do not provide any commentary around the ratings.⁽⁴³⁾ A header is provided at the top of the table to identify which of the SA objectives the rating relates to.

42 A summary table of the new settlement options is provided at section 8 New Settlement Options of this document.

43 For more information please see Appendix 7

Draft Allocations

Sustainability Appraisal Site Assessment Summary Tables: Draft Allocations

Settlement	Site	1a Housing for everyone																1b Improve energy efficiency																2a Access to open space																2a Shortfall can be accommodated																2a Impact on existing open space																3a safety and security																4a Provision of affordable housing																4a Potential for mixed uses																4a Loss of community facility																4a Adverse impact on schools																5a Accessibility to recreation																5b Promote heritage culture																6a Bus																6a Rail																6a Primary school																6a Secondary school																6a Doctor's																6a Shopping facilities																6a Major employment																7a Primary school capacity																8a Biodiversity																8b Treewoodland cover																8b Site measures 1.25ha																8c Promote natural environment																8d Environment Agency																8e Landscape sensitivity																8e Landscape capacity																9a Contaminated land																9b Air quality																9c Surfaceground water																9c Yorkshire Water																9d Greenfieldland																9d Agricultural land class																9e Noise/light pollution																10a Road/rail congestion																10b Provision of public transport																10c Cycleways																10c Footpaths																10d Severance																10e Improve rail services																11a Greenhouse gas emissions																11b Renewable energy																11c Reduce flood risk																12a Use of raw materials																12b Efficient land use																12c Re-use/recycling of waste																13a Historic environment																14a Accessible services																14b Development in flood plains																14c Accessible by public transport																14d Regeneration of derelict land																14e Re-use of existing buildings																14f Local distinctiveness																14g Mixed use development																15a Employment opportunities																15b Employment by public transport																16a Economic growth																																																																																																																																																																																																																																																																																																																																																																																									
		1a1	1a2	1a3	1a4	1a5	1a6	1a7	1a8	1a9	1a10	1a11	1a12	1a13	1a14	1a15	1a16	1a17	1a18	1a19	1a20	1a21	1a22	1a23	1a24	1a25	1a26	1a27	1a28	1a29	1a30	1a31	1a32	1a33	1a34	1a35	1a36	1a37	1a38	1a39	1a40	1a41	1a42	1a43	1a44	1a45	1a46	1a47	1a48	1a49	1a50	1a51	1a52	1a53	1a54	1a55	1a56	1a57	1a58	1a59	1a60	1a61	1a62	1a63	1a64	1a65	1a66	1a67	1a68	1a69	1a70	1a71	1a72	1a73	1a74	1a75	1a76	1a77	1a78	1a79	1a80	1a81	1a82	1a83	1a84	1a85	1a86	1a87	1a88	1a89	1a90	1a91	1a92	1a93	1a94	1a95	1a96	1a97	1a98	1a99	1a100	1b1	1b2	1b3	1b4	1b5	1b6	1b7	1b8	1b9	1b10	1b11	1b12	1b13	1b14	1b15	1b16	1b17	1b18	1b19	1b20	1b21	1b22	1b23	1b24	1b25	1b26	1b27	1b28	1b29	1b30	1b31	1b32	1b33	1b34	1b35	1b36	1b37	1b38	1b39	1b40	1b41	1b42	1b43	1b44	1b45	1b46	1b47	1b48	1b49	1b50	1b51	1b52	1b53	1b54	1b55	1b56	1b57	1b58	1b59	1b60	1b61	1b62	1b63	1b64	1b65	1b66	1b67	1b68	1b69	1b70	1b71	1b72	1b73	1b74	1b75	1b76	1b77	1b78	1b79	1b80	1b81	1b82	1b83	1b84	1b85	1b86	1b87	1b88	1b89	1b90	1b91	1b92	1b93	1b94	1b95	1b96	1b97	1b98	1b99	1b100	2a1	2a2	2a3	2a4	2a5	2a6	2a7	2a8	2a9	2a10	2a11	2a12	2a13	2a14	2a15	2a16	2a17	2a18	2a19	2a20	2a21	2a22	2a23	2a24	2a25	2a26	2a27	2a28	2a29	2a30	2a31	2a32	2a33	2a34	2a35	2a36	2a37	2a38	2a39	2a40	2a41	2a42	2a43	2a44	2a45	2a46	2a47	2a48	2a49	2a50	2a51	2a52	2a53	2a54	2a55	2a56	2a57	2a58	2a59	2a60	2a61	2a62	2a63	2a64	2a65	2a66	2a67	2a68	2a69	2a70	2a71	2a72	2a73	2a74	2a75	2a76	2a77	2a78	2a79	2a80	2a81	2a82	2a83	2a84	2a85	2a86	2a87	2a88	2a89	2a90	2a91	2a92	2a93	2a94	2a95	2a96	2a97	2a98	2a99	2a100	3a1	3a2	3a3	3a4	3a5	3a6	3a7	3a8	3a9	3a10	3a11	3a12	3a13	3a14	3a15	3a16	3a17	3a18	3a19	3a20	3a21	3a22	3a23	3a24	3a25	3a26	3a27	3a28	3a29	3a30	3a31	3a32	3a33	3a34	3a35	3a36	3a37	3a38	3a39	3a40	3a41	3a42	3a43	3a44	3a45	3a46	3a47	3a48	3a49	3a50	3a51	3a52	3a53	3a54	3a55	3a56	3a57	3a58	3a59	3a60	3a61	3a62	3a63	3a64	3a65	3a66	3a67	3a68	3a69	3a70	3a71	3a72	3a73	3a74	3a75	3a76	3a77	3a78	3a79	3a80	3a81	3a82	3a83	3a84	3a85	3a86	3a87	3a88	3a89	3a90	3a91	3a92	3a93	3a94	3a95	3a96	3a97	3a98	3a99	3a100	4a1	4a2	4a3	4a4	4a5	4a6	4a7	4a8	4a9	4a10	4a11	4a12	4a13	4a14	4a15	4a16	4a17	4a18	4a19	4a20	4a21	4a22	4a23	4a24	4a25	4a26	4a27	4a28	4a29	4a30	4a31	4a32	4a33	4a34	4a35	4a36	4a37	4a38	4a39	4a40	4a41	4a42	4a43	4a44	4a45	4a46	4a47	4a48	4a49	4a50	4a51	4a52	4a53	4a54	4a55	4a56	4a57	4a58	4a59	4a60	4a61	4a62	4a63	4a64	4a65	4a66	4a67	4a68	4a69	4a70	4a71	4a72	4a73	4a74	4a75	4a76	4a77	4a78	4a79	4a80	4a81	4a82	4a83	4a84	4a85	4a86	4a87	4a88	4a89	4a90	4a91	4a92	4a93	4a94	4a95	4a96	4a97	4a98	4a99	4a100	5a1	5a2	5a3	5a4	5a5	5a6	5a7	5a8	5a9	5a10	5a11	5a12	5a13	5a14	5a15	5a16	5a17	5a18	5a19	5a20	5a21	5a22	5a23	5a24	5a25	5a26	5a27	5a28	5a29	5a30	5a31	5a32	5a33	5a34	5a35	5a36	5a37	5a38	5a39	5a40	5a41	5a42	5a43	5a44	5a45	5a46	5a47	5a48	5a49	5a50	5a51	5a52	5a53	5a54	5a55	5a56	5a57	5a58	5a59	5a60	5a61	5a62	5a63	5a64	5a65	5a66	5a67	5a68	5a69	5a70	5a71	5a72	5a73	5a74	5a75	5a76	5a77	5a78	5a79	5a80	5a81	5a82	5a83	5a84	5a85	5a86	5a87	5a88	5a89	5a90	5a91	5a92	5a93	5a94	5a95	5a96	5a97	5a98	5a99	5a100	6a1	6a2	6a3	6a4	6a5	6a6	6a7	6a8	6a9	6a10	6a11	6a12	6a13	6a14	6a15	6a16	6a17	6a18	6a19	6a20	6a21	6a22	6a23	6a24	6a25	6a26	6a27	6a28	6a29	6a30	6a31	6a32	6a33	6a34	6a35	6a36	6a37	6a38	6a39	6a40	6a41	6a42	6a43	6a44	6a45	6a46	6a47	6a48	6a49	6a50	6a51	6a52	6a53	6a54	6a55	6a56	6a57	6a58	6a59	6a60	6a61	6a62	6a63	6a64	6a65	6a66	6a67	6a68	6a69	6a70	6a71	6a72	6a73	6a74	6a75	6a76	6a77	6a78	6a79	6a80	6a81	6a82	6a83	6a84	6a85	6a86	6a87	6a88	6a89	6a90	6a91	6a92	6a93	6a94	6a95	6a96	6a97	6a98	6a99	6a100	7a1	7a2	7a3	7a4	7a5	7a6	7a7	7a8	7a9	7a10	7a11	7a12	7a13	7a14	7a15	7a16	7a17	7a18	7a19	7a20	7a21	7a22	7a23	7a24	7a25	7a26	7a27	7a28	7a29	7a30	7a31	7a32	7a33	7a34	7a35	7a36	7a37	7a38	7a39	7a40	7a41	7a42	7a43	7a44	7a45	7a46	7a47	7a48	7a49	7a50	7a51	7a52	7a53	7a54	7a55	7a56	7a57	7a58	7a59	7a60	7a61	7a62	7a63	7a64	7a65	7a66	7a67	7a68	7a69	7a70	7a71	7a72	7a73	7a74	7a75	7a76	7a77	7a78	7a79	7a80	7a81	7a82	7a83	7a84	7a85	7a86	7a87	7a88	7a89	7a90	7a91	7a92	7a93	7a94	7a95	7a96	7a97	7a98	7a99	7a100	8a1	8a2	8a3	8a4	8a5	8a6	8a7	8a8	8a9	8a10	8a11	8a12	8a13	8a14	8a15	8a16	8a17	8a18	8a19	8a20	8a21	8a22	8a23	8a24	8a25	8a26	8a27	8a28	8a29	8a30	8a31	8a32	8a33	8a34	8a35	8a36	8a37	8a38	8a39	8a40	8a41	8a42	8a43	8a44	8a45	8a46	8a47	8a48	8a49	8a50	8a51	8a52	8a53	8a54	8a55	8a56	8a57	8a58	8a59	8a60	8a61	8a62	8a63	8a64	8a65	8a66	8a67	8a68	8a69	8a70	8a71	8a72	8a73	8a74	8a75	8a76	8a77	8a78	8a79	8a80	8a81	8a82	8a83	8a84	8a85	8a86	8a87	8a88	8a89	8a90	8a91	8a92	8a93	8a94	8a95	8a96	8a97	8a98	8a99	8a100	8b1	8b2	8b3	8b4	8b5	8b6	8b7	8b8	8b9	8b10	8b11	8b12	8b13	8b14	8b15	8b16	8b17	8b18	8b19	8b20	8b21	8b22	8b23	8b24	8b25	8b26	8b27	8b28	8b29	8b30	8b31	8b32	8b33	8b34	8b35	8b36	8b37	8b38	8b39	8b40	8b41	8b42	8b43	8b44	8b45	8b46	8b47	8b48	8b49	8b50	8b51	8b52	8b53	8b54	8b55	8b56	8b57	8b58	8b59	8b60	8b61	8b62	8b63	8b64	8b65	8b66	8b67	8b68	8b69	8b70	8b71	8b72	8b73	8b74	8b75	8b76	8b77	8b78	8b79	8b80	8b81	8b82	8b83	8b84	8b85	8b86	8b87	8b88	8b89	8b90	8b91	8b92	8b93	8b94	8b95	8b96	8b97	8b98	8b99	8b100	8c1	8c2	8c3	8c4	8c5	8c6	8c7	8c8	8c9	8c10	8c11	8c12	8c13	8c14	8c15	8c16	8c17	8c18	8c19	8c20	8c21	8c22	8c23	8c24	8c25	8c26	8c27	8c28	8c29	8c30	8c31	8c32	8c33	8c34	8c35	8c36	8c37	8c38	8c39	8c40	8c41	8c42	8c43	8c44	8c45	8c46	8c47	8c48	8c49	8c50	8c51	8c52	8c53	8c54	8c55	8c56	8c57	8c58	8c59	8c60	8c61	8c62	8c63	8c64	8c65	8c66	8c67	8c68	8c69	8c70	8c71	8c72	8c73	8c74	8c75	8c76	8c77	8c78	8c79	8c80	8c81	8c82	8c83	8c84	8c85	8c86	8c87	8c88	8c89	8c90	8c91	8c92	8c93	8c94	8c95	8c96	8c97	8c98	8c99	8c100	8d1	8d2	8d3	8d4	8d5	8d6	8d7	8d8	8d9	8d10	8d11	8d12	8d13	8d14	8d15	8d16	8d17	8d18	8d19	8d20	8d21	8d22	8d23	8d24	8d25	8d26	8d27	8d28	8d29	8d30	8d31	8d32	8d33	8d34	8d35	8d36	8d37	8d38	8d39	8d40	8d41	8d42	8d43	8d44	8d45	8d46	8d47	8d48	8d49	8d50	8d51	8d52	8d53	8d54	8d55	8d56	8d57	8d58	8d59	8d60	8d61	8d62	8d63	8d64	8d65	8d66	8d67	8d68	8d69	8d70	8d71	8d72	8d73	8d74	8d75	8d76	8d77	8d78	8d79	8d80	8d81	8d82	8d83	8d84	8d85	8d86	8d87	8d88	8d89	8d90	8d91	8d92	8d93	8d94	8d95	8d96	8d97	8d98	8d99	8d100	8e1	8e2	8e3	8e4	8e5	8e6	8e7	8e8	8e9	8e10	8e11	8e12	8e13	8e14	8e15	8e16	8e17	8e18	8e19	8e20	8e21	8e22	8e23	8e24	8e25	8e26	8e27	8e28	8e29	8e30	8e31	8e32	8e33	8e34	8e35	8e36	8e37	8e38	8e39	8e40	8e41	8e42	8e43	8e44	8e45	8e46	8e47	8e48	8e49	8e50	8e51	8e52	8e53	8e54	8e55	8e56	8e57	8e58	8e59	8e60	8e61	8e62	8e63	8e64	8e65	8e66	8e67	8e68	8e69	8e70	8e71	8e72	8e73	8e74

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Killinghall	KL6	DG	LG	LG			?	DG		R	DG	N	DG	R	LG	R	O	R	R	R	DG	O	Y	DG	LG	?	O	Y	DG	DG	O	?	R	Y	N	Y	?	O	O	O	N	O	n/a	DG	R	O	R	O	R	O	n/a	n/a	n/a	n/a	R	O	N	n/a	n/a	LG							
Kirk Hammerton	KH11	LG	LG	DG			?	DG			DG	N	LG	DG	O	R	O	R	R	R	DG	O	Y	DG	LG	?	O	Y	N	DG	O	?	DG	Y	N	DG	?	DG	O	O	N	R	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG									
Kirkby Malzeard	KM1	LG	LG	LG			?	DG			DG	R	LG	R	LG	R	O	DG	R	DG	O	Y	DG	LG	?	O	O	N	DG	O	?	DG	Y	N	DG	?	O	O	O	N	R	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										
Kirkby Malzeard	KM4	LG	LG	LG			?	DG			DG	N	R	R	O	R	LG	R	R	R	DG	O	LG	LG	?	R	O	N	DG	O	?	R	Y	N	DG	?	O	O	O	N	R	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										
Kirkby Malzeard	KM5	LG	LG	LG			?	DG			DG	N	LG	R	O	R	DG	Y	R	DG	O	R	LG	LG	?	O	Y	N	DG	Y	?	R	Y	N	DG	?	O	O	O	N	R	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										
Markington	MK8	LG	LG	LG			?	DG			DG	N	R	DG	R	R	Y	R	Y	R	DG	O	Y	DG	LG	?	O	R	N	DG	O	?	R	Y	N	DG	?	R	DG	DG	N	DG	n/a	LG	R	DG	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG									
Marton cum Grafton	MG7	LG	LG	LG			?	DG			DG	N	Y	R	LG	R	R	Y	R	DG	O	LG	LG	?	O	O	N	DG	O	?	R	Y	N	Y	?	R	R	R	N	O	n/a	DG	R	DG	R	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										
Marton cum Grafton	MG8	LG	LG	LG			?	DG			DG	N	DG	R	DG	R	DG	R	DG	R	DG	O	LG	LG	?	R	R	N	DG	O	?	R	Y	N	Y	?	R	R	O	N	DG	n/a	DG	R	DG	R	R	O	n/a	n/a	n/a	n/a	DG	R	N	n/a	n/a	LG									
Melmerby	MB3	n/a	n/a	n/a			?	n/a			n/a	N	LG	R	R	R	R	R	R	R	LG	LG	Y	LG	?	Y	LG	N	DG	O	?	O	Y	N	DG	?	O	DG	O	O	?	O	Y	N	DG	?	O	DG	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	DG
Melmerby	MB6	n/a	n/a	n/a			?	n/a			n/a	N	R	R	R	R	R	R	R	R	LG	LG	Y	DG	DG	LG	?	Y	Y	N	DG	O	?	R	Y	N	O	?	O	R	O	N	R	n/a	DG	R	DG	R	N	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	DG								
Melmerby	MB8	n/a	n/a	n/a			?	n/a			n/a	N	DG	R	R	R	R	R	R	R	LG	LG	Y	DG	LG	?	Y	Y	N	DG	O	?	R	Y	N	O	?	O	R	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	DG									
North Stainley	NS3	DG	LG	DG			?	DG	DG		DG	R	R	R	LG	R	R	R	R	R	DG	O	Y	DG	LG	?	O	O	DG	O	?	O	Y	N	DG	?	O	DG	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										
North Stainley	NS6	DG	LG	LG			?	DG			DG	N	R	DG	R	R	R	R	R	R	DG	O	DG	LG	?	O	O	N	DG	O	?	R	Y	N	DG	?	R	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	n/a	O	n/a	n/a	n/a	n/a	LG										
Pannal	PN17	LG	LG	LG			?	DG			DG	N	R	R	O	R	O	R	O	R	O	R	Y	LG	DG	N	?	O	R	N	DG	O	?	R	Y	N	R	?	O	R	R	N	DG	n/a	LG	R	R	R	R	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG								
Pannal	PN18	n/a	n/a	n/a			?	n/a			n/a	N	Y	O	R	O	Y	Y	Y	Y	LG	R	DG	DG	LG	?	R	R	N	DG	O	?	R	Y	R	O	?	O	O	O	DG	R	n/a	DG	R	R	R	R	n/a	n/a	n/a	n/a	R	DG	LG		DG										
Pannal	PN19	DG	LG	DG	DG		?	DG	DG		R	DG	N	Y	O	O	R	LG	R	Y	R	O	R	DG	LG	?	R	R	N	DG	O	?	R	Y	R	O	?	O	DG	O	LG	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG									
Sharow	SH1	LG	LG	LG			?	DG			DG	N	DG	R	LG	R	R	R	R	R	Y	LG	DG	N	?	Y	Y	N	DG	O	?	R	Y	N	Y	?	O	O	DG	N	DG	n/a	DG	R	R	Y	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG											
Spofforth	SP4	LG	LG	LG			?	DG			DG	N	DG	R	LG	R	DG	DG	R	R	O	LG	LG	?	DG	DG	DG	O	?	R	Y	R	LG	?	La	DG	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	n/a	R	DG	DG	O	N	n/a	n/a	LG										
Spofforth	SP6	DG	LG	LG			?	DG			DG	N	DG	R	LG	R	DG	DG	R	R	R	R	LG	DG	LG	?	O	O	N	O	?	R	Y	N	DG	?	O	O	DG	N	DG	n/a	Y	R	R	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										
Staveley	SV1	DG	LG	DG			?	DG			DG	N	DG	R	DG	R	R	R	R	R	R	R	LG	DG	LG	?	Y	LG	N	DG	O	?	R	Y	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										
Summerbridge	SB1	DG	LG	LG			?	DG			DG	N	DG	R	LG	R	O	DG	Y	DG	O	O	DG	N	?	R	R	N	DG	O	?	R	LG	N	LG	?	O	R	O	N	DG	n/a	LG	R	O	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										
Summerbridge	SB5	LG	LG	LG			?	DG			DG	N	DG	R	LG	R	R	Y	LG	DG	R	O	DG	LG	?	N	?	R	R	N	DG	R	?	R	LG	N	LG	?	O	O	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG								
Tockwith	TW3	LG	LG	LG			?	DG			R	DG	N	LG	R	O	R	O	Y	R	R	O	LG	DG	LG	?	O	O	N	DG	O	?	R	R	N	LG	?	O	O	O	N	DG	n/a	DG	R	R	O	n/a	n/a	n/a	n/a	R	DG	N	n/a	n/a	LG										

Main Settlements

Sustainability Appraisal Site Assessment Summary Tables: Main Settlements

Settlement	Site	Sustainability Appraisal Criteria																																																											
		1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Adverse impact on schools	5a Accessibility to recreation	5b Promote/maintenance culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures 1.25ha	8c Promote natural environment	8d Environment Agency	8e Landscape sensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/ground water	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/trail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14d Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth			
Harrogate	H1	DG	LG	DG		?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	DG	DG	DG	N	?	O	O	N	O	O	?		LG	N	O	?	O	O	O	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	DG	DG	n/a	n/a	LG			
Harrogate	H2	DG	LG	LG		?	DG			R	DG	N	Y	R	R	R	R	R	R	R	R	DG	DG	DG	N	?	O	R	R	N	DG	O	?		LG	Y	N	DG	?	DG	DG	DG	N	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	R	DG	DG	n/a	n/a	LG	
Harrogate	H4	LG	LG	LG		?	DG			R	N	N	DG	R	LG	O	R	LG	R	N	N	DG	DG	DG	LG	?	O	Y	DG	DG	O	?		Y	n/a	R	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Harrogate	H7	LG	LG	LG		?	DG			R	DG	N	Y	R	R	R	R	Y	R	O	R	DG	LG	?	O	O	N	O	?		Y	Y	R	DG	?	LG	DG	DG	N	R	n/a	DG	R	R	N	n/a	n/a	n/a	N	N	N	N	DG	n/a	n/a	LG					
Harrogate	H8	DG	LG	DG	DG	?	DG	DG		R	DG	N	DG	R	R	R	R	R	R	R	R	R	O	O	DG	LG	?	O	R	N	O	R	?		Y	Y	R	O	?	LG	O	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	n/a	n/a	LG	
Harrogate	H9	DG	LG	DG	DG	?	DG	DG		R	DG	N	DG	R	R	R	R	R	Y	R	R	R	DG	LG	?	O	R	N	O	O	?		Y	Y	N	O	?	LG	O	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG			
Harrogate	H10	DG	LG	DG	DG	?	DG	DG		R	DG	N	Y	R	R	R	R	R	R	R	R	R	O	DG	LG	?	O	R	N	O	O	?		Y	Y	N	Y	?	LG	O	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	DG	n/a	n/a	LG		
Harrogate	H11	DG	LG	DG	DG	?	DG			R	DG	N	Y	R	LG	R	R	R	R	R	R	DG	R	DG	N	?	O	R	N	O	O	?		Y	Y	N	LG	?	DG	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG		
Harrogate	H12	DG	LG	LG		?	DG	DG		DG	N	R	R	R	R	R	R	R	LG	R	O	R	DG	LG	?	O	R	R	N	R	O	?		Y	Y	R	DG	?	DG	O	DG	DG	DG	O	n/a	DG	R	R	R	n/a	n/a	n/a	N	R	R	n/a	n/a	LG			
Harrogate	H13	LG	LG	LG		?	DG			DG	N	R	R	R	R	R	R	R	R	R	R	DG	R	O	DG	LG	?	O	N	DG	O	?		n/a	N	Y	?	O	DG	O	N	O	n/a	LG	R	O	R	R	n/a	n/a	n/a	N	R	R	n/a	n/a	LG				
Harrogate	H14	LG	LG	LG		?	DG			R	N	N	Y	R	R	R	R	R	LG	R	Y	R		LG	?	O	Y	N	DG	O	?		R	n/a	N	DG	?	LG	DG	DG	N	R	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Harrogate	H16	n/a	n/a	n/a		R	n/a			n/a	N	Y	LG	LG	LG	O	R	LG	LG	Y	Y	DG	N	?	O	Y	Y	N	DG	O	?		R	n/a	N	LG	?	LG	DG	O	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	O	DG	LG	DG	DG			
Harrogate	H17	LG	LG	LG		?	DG			R	N	N	DG	R	LG	LG	R	DG	O	R	Y	N	N	N	N	?	O	N	N	DG	Y	?		DG	n/a	R	DG	?	DG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG		
Harrogate	H18	LG	LG	LG		?	DG			R	DG	N	DG	R	DG	Y	LG	Y	O	R	O	DG	N	?	O	N	N	DG	Y	?		DG	n/a	N	DG	?	DG	DG	DG	N	DG	n/a	DG	DG	DG	Y	n/a	n/a	n/a	N	R	DG	N	n/a	n/a	LG					
Harrogate	H19	DG	LG	DG	DG	?	DG	DG		DG	R	R	R	R	R	R	R	R	R	R	R	DG	Y	DG	DG	LG	?	O	R	N	O	?		R	Y	N	DG	?	DG	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG			
Harrogate	H20	R	LG	LG		?	DG			N	N	DG	R	O	R	O	R	LG	R	Y	N	N	N	N	?	O	N	N	DG	O	?		DG	n/a	R	DG	?	LG	DG	DG	N	R	n/a	DG	R	DG	R	R	n/a	n/a	n/a	N	R	R	N	n/a	n/a	LG			
Harrogate	H21	DG	LG	DG		?	DG			R	DG	N	Y	R	R	R	LG	Y	R	O	O	DG	N	?	Y	Y	N	O	O	?		R	?	N	LG	?	LG	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	DG	n/a	n/a	LG				
Harrogate	H22	LG	LG	LG		?	DG			R	DG	N	DG	R	R	O	Y	O	R	O	DG	DG	N	?	O	O	N	O	O	?		R	?	N	LG	?	LG	DG	DG	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG				
Harrogate	H23	DG	LG	DG		?	DG			R	DG	N	Y	R	R	R	R	R	R	R	R	O	LG	DG	LG	?	Y	Y	N	O	?		Y	Y	R	Y	?	DG	R	O	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Harrogate	H24	DG	LG	DG	DG	?	DG	DG		R	DG	N	DG	R	R	R	R	R	R	R	R	DG	DG	LG	?	O	Y	N	O	O	?		Y	Y	R	Y	?	DG	O	N	O	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	R	N	DG	n/a	n/a	LG				
Harrogate	H25	DG	LG	DG		?	DG			R	DG	N	DG	O	LG	R	R	Y	O	R	R	R	DG	LG	?	O	Y	N	O	O	?		Y	Y	R	DG	?	LG	DG	DG	N	DG	n/a	DG	R	R	R	Y	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG			
Harrogate	H26	LG	LG	LG		?	DG			R	DG	N	LG	O	R	LG	R	LG	R	Y	DG	LG	?	Y	O	N	DG	?		Y	Y	R	DG	?	LG	DG	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	R	n/a	n/a	LG							
Harrogate	H27	LG	LG	LG		?	DG			R	DG	N	DG	R	O	R	DG	Y	LG	DG	R	DG	N	?	Y	LG	N	R	Y	?		DG	n/a	R	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	N	N	N	LG	DG	DG				
Harrogate	H28	n/a	n/a	n/a		?	n/a			n/a	N	DG	R	R	R	R	O	R	DG	N	?	Y	Y	N	N	?	Y	Y	N	O	?		Y	Y	R	DG	?	DG	O	DG	N	DG	n/a	DG	R	R	R	n/a	n/a	n/a	N	N	O	N	LG	DG	DG				
Harrogate	H29	LG	LG	LG		?	DG			R	N	N	DG	R	R	R	DG	O	R	N	N	N	N	N	?	O	N	N	N	DG	Y	?		DG	n/a	R	DG	?	DG	DG	DG	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	n/a	n/a	LG			
Harrogate	H30	LG	LG	LG		?	DG			R	N	N	DG	LG	R	O	O	DG	LG	R	DG	N	N	N	?	O	N	N	DG	Y	?		DG	n/a	R	DG	?	DG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG			
Harrogate	H31	DG	LG	DG	DG	?	DG	DG		R	DG	N	Y	R	O	R	R	R	R	R	R	DG	DG	LG	?	O	N	O	O	?		Y	Y	R	N	LG	?	LG	O	DG	N	O	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	O	DG	n/a	n/a	LG			
Harrogate	H32	DG	LG	DG	DG	?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	O	R	N	O	O	?		LG	R	O	?	O	O	O	N	O	n/a	DG	R	O	R	Y	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG			
Harrogate	H33	LG	LG	LG		?	DG			R	DG	N	DG	R	O	R	O	R	R	R	R	R	Y	R		LG	?	O	Y	N	O	O	?		R	Y	R	?	?	LG	O	O	N	DG	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG	
Harrogate	H34	DG	LG	DG	DG	?	DG	DG		R	DG	N	DG	R	R	R	R	R	DG	R	DG	DG	LG	?	O	R	N	O	O	?		LG	N	O	?		LG	N	O	?	O	O	O	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	DG	DG	n/a	n/a	LG
Harrogate	H35	LG	LG	LG		?	DG			R	DG	N	DG	R	R	R	R	R	R	R	R	O	O	LG	?	R	R	N	DG	O	?		R	Y	R	O	?	LG	O	O	N	DG	n/a	LG	R	O	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Harrogate	H36	DG	LG	DG	DG	O	?			R	DG	R	R	R	O	R	O	R	O	R	O	DG	DG	LG	?	O	LG	N	O	O	?		Y	Y	R	DG	?	LG	O	DG	DG	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG			
Harrogate	H37	LG	LG	LG		?	DG			R	DG	N	DG	DG	LG	O	LG	DG	LG	R	DG	N	?	O	N	N	?	O	N	DG	R	Y	?		DG	n/a	R	O	?	LG	DG	O	DG	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	DG	R	O	DG	n/a	n/a	LG
Harrogate	H38	LG	LG	LG		?	DG			R	DG	N	DG	R	R	R	R	R	R	R	R	Y	R	DG	N	?	O	N	O	O	?		Y	Y	R	Y	?	O	R	O	N	O	n/a	DG	R	R	R	Y	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Harrogate	H39	DG	LG	DG		?	DG			R	DG	N	LG	R	LG	R	R	LG	R	DG	DG	N	?	O	N	N	?	O	N	N	DG	?		Y	Y	N	DG	?	LG	O	O	N	O	n/a	LG	R	R	R	O	n/a	n/a	n/a	N	N	O	DG	n/a	n/a	LG		
Harrogate	H40	DG	LG	DG		?	DG			R	DG	N	LG	R	R	R	R	R	R	R	R	O	DG	Y	DG	N	?	O	R	O	O	?		Y</																											

Sustainability Appraisal Site Assessment Summary Tables: Main Settlements

Settlement	Site	1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a Safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Adverse impacts on schools	5a Accessibility to recreation	5b Promote/encourage culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures 1-25ha	8c Promote natural environment	8d Environment Agency	8e Landscapesensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/ground water	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/rail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14d Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth		
Ripon	R8	DG	LG	DG	DG		?	DG				DG	N	Y	R	R	R	R	R	Y	O	DG	O	Y	DG	LG	?	Y	Y	N	R	O	?	R	Y	N	O	?	O	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	DG	n/a	n/a	LG	
Ripon	R9	DG	LG	DG	DG		?	DG			R	DG	N	LG	R	R	R	R	R	R	Y	R	Y	Y	DG	N	?	LG	DG	DG	DG	O	?	DG	Y	R	LG	?	O	O	DG	N	DG	n/a	LG	R	DG	R	DG	n/a	n/a	n/a	DG	DG	DG	N	n/a	n/a	LG	
Ripon	R10	LG	LG	LG			?	DG			R	DG	R	LG	R	R	R	R	R	Y	R	Y	Y	DG	N	?	LG	DG	N	DG	O	?	DG	?	N	O	?	O	O	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	DG	N	n/a	n/a	LG		
Ripon	R12	LG	LG	LG			?	DG			R	N	N	DG	R	LG	R	LG	Y	LG	R	Y	R			N	?	LG	DG	N	DG	O	?	DG	?	N	O	?	O	O	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	DG	N	n/a	n/a	LG	
Ripon	R13	DG	LG	DG	DG		?	DG	DG		R	DG	N	LG	R	R	R	O	R	R	O	R	O	LG		LG	?	O	O	N	O	O	?	R	Y	N	O	?	O	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	DG	O	DG	n/a	n/a	LG	
Ripon	R14	R	LG	LG			?	DG			R	N	N	LG	R	R	R	O	R	Y	R	Y	LG		N	?	LG	LG	N	DG	R	?	LG	Y	R	DG	?	O	DG	DG	N	DG	n/a	O	R	R	R	DG	n/a	n/a	n/a	DG	N	DG	N	n/a	n/a	LG		
Ripon	R15	DG	LG	DG			?	DG			R	DG	R	Y	R	LG	O	O	Y	LG	R	O	O		N	?	R	R	N	DG	O	?	R	?	N	O	?	O	O	O	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	O	DG	DG	DG	LG		
Ripon	R16	DG	LG	DG			?	DG			DG	N	Y	R	O	R	R	R	LG	DG	O	Y	N		N	?	O	Y	N	O	O	?	O	R	N	O	?	O	O	R	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	N	DG	DG	DG	LG		
Ripon	R17	DG	LG	DG	DG		?	DG			DG	N	DG	R	O	R	R	R	Y	Y	DG	O	Y	DG	LG	?	O	Y	N	O	O	?	R	O	R	O	?	O	O	R	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	LG	DG	DG		
Ripon	R18	LG	LG	LG			?	DG			N	DG	R	LG	R	R	R	DG	LG	DG	Y	LG		N	?	DG	DG	N	DG	O	?	R	O	R	O	?	O	O	R	N	DG	n/a	DG	R	R	Y	n/a	n/a	n/a	N	DG	DG	N	n/a	n/a	LG				
Ripon	R19	DG	LG	DG	DG		?	DG	DG		R	DG	R	Y	R	O	R	R	R	Y	R	R	O		LG	?	R	R	N	O	R	?	R	Y	R	Y	?	O	R	R	N	O	n/a	O	R	R	R	N	n/a	n/a	n/a	N	N	DG	DG	DG	LG			
Ripon	R20	LG	LG	LG			?	DG			DG	N	Y	R	LG	R	O	R	LG	DG	O	R		LG	?	R	R	N	DG	O	?	R	Y	R	O	?	O	O	DG	N	O	n/a	Y	R	R	R	R	n/a	n/a	n/a	N	R	R	N	LG	DG	DG			
Ripon	R21	LG	LG	LG			?	DG			DG	N	Y	R	DG	R	O	Y	LG	DG	O	DG	DG	N	?	Y	LG	N	DG	O	?	R	Y	R	O	?	O	O	DG	N	O	n/a	O	R	O	R	N	n/a	n/a	n/a	N	N	N	DG	DG	DG	DG			
Ripon	R24	DG	LG	DG	DG	R	?	DG	DG		R	DG	R	R	R	R	O	R	R	R	R	R	O	LG	DG	N	?	LG	LG	N	R	O	?	DG	?	N	O	?	O	DG	O	N	DG	n/a	DG	R	R	N	n/a	n/a	n/a	N	R	DG	DG	R	n/a	n/a	LG	
Ripon	R25	DG	LG	DG	DG	O	?	DG	DG		R	DG	R	R	R	R	R	R	R	R	R	R	DG	LG	DG	N	?	Y	Y	DG	R	O	?	DG	?	N	O	?	O	DG	O	N	O	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	DG	DG	DG	R	n/a	n/a	LG
Ripon	R26	LG	LG	LG			?	DG			R	DG	N	Y	R	R	R	O	R	LG	R	Y	R	DG	N	?	Y	LG	DG	DG	O	?	LG	?	N	O	?	LG	DG	DG	N	O	n/a	O	R	DG	R	O	n/a	n/a	n/a	DG	R	O	N	n/a	n/a	LG		
Ripon	R27	DG	LG	DG			?	DG			R	DG	N	R	R	R	O	R	R	R	R	R	R	LG	DG	N	?	O	Y	DG	R	O	?	LG	?	N	O	?	O	O	O	N	O	n/a	O	R	DG	R	N	n/a	n/a	n/a	DG	R	DG	N	n/a	n/a	LG	
Ripon	R28	LG	LG	LG			?	DG			R	DG	N	R	R	O	R	O	R	Y	R	R	R		LG	?	O	O	N	DG	O	?	R	?	N	Y	?	O	O	DG	N	R	n/a	LG	R	R	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG		
Ripon	R31	LG	LG	LG			?	DG			R	DG	N	R	R	O	Y	O	R	Y	R	O	O		LG	?	R	R	N	DG	O	?	R	Y	N	Y	?	O	O	O	N	R	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG		
Ripon	R32	n/a	n/a	n/a			?	n/a			n/a	N	Y	R	O	R	O	R	R	LG	LG	O	Y		LG	?	O	O	N	DG	O	?	R	Y	R	R	?	O	O	R	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	LG	DG	DG		

Local Service Centres

Sustainability Appraisal Site Assessment Summary Tables: Local Service Centres

Settlement	Site	1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a Safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Advise impact on schools	5a Accessibility to recreation	5b Promote/niche culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures 1.25ha	8c Promote natural environment	8d Environment Agency	8e Landscapesensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/ground water	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/rail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14d Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth			
Boroughbridge	B2	LG	LG	DG			?	DG			R	DG	N	DG	R	R	R	R	R	R	R	R	DG	LG	DG	N	?	Y	O	N	O	O	?	R	O	N	Y	?	O	O	O	N	DG	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG	
Boroughbridge	B3	LG	LG	DG			?	DG			R	DG	N	Y	R	O	O	O	Y	Y	O	R	O	LG	DG	N	?	Y	Y	N	DG	O	?	R	Y	R	Y	?	O	O	DG	N	O	n/a	LG	R	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	DG	LG	
Boroughbridge	B4	DG	LG	DG			?	DG			R	DG	N	DG	R	R	R	R	O	DG	O	R	O	LG	DG	LG	?	R	R	N	DG	O	?	R	R	N	DG	?	O	O	O	N	R	n/a	DG	R	R	R	R	N	n/a	n/a	n/a	N	N	N	N	N	n/a	n/a	LG
Boroughbridge	B6	LG	LG	DG			?	DG			R	DG	N	DG	R	R	R	R	R	O	R	O	LG	DG	LG	?	R	R	N	DG	O	?	R	R	N	DG	?	O	O	O	N	R	n/a	DG	R	R	R	R	N	n/a	n/a	n/a	N	N	N	N	N	n/a	n/a	LG	
Boroughbridge	B8	LG	LG	DG			?	DG			R	DG	N	Y	R	O	O	O	Y	Y	O	R	O	LG	DG	LG	?	R	O	N	DG	R	?	R	O	R	Y	?	O	O	O	N	DG	n/a	R	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Boroughbridge	B10	DG	LG	DG			?	DG			R	DG	N	DG	R	R	R	R	R	R	R	R	DG	DG	DG	LG	?	DG	DG	N	DG	O	?	DG	n/a	N	DG	?	O	O	O	N	O	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	R	DG	N	n/a	n/a	LG		
Boroughbridge	B11	LG	LG	DG			?	DG			R	DG	N	DG	R	O	LG	O	DG	O	R	DG	N			N	?	N	N	N	O	Y	?	DG	n/a	N	DG	?	O	O	DG	N	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	R	N	N	n/a	n/a	LG		
Boroughbridge	B12	DG	LG	DG	DG		?	DG	DG		R	DG	N	DG	R	O	R	R	R	R	R	R	Y	O	DG	N	?	R	R	N	O	O	?	R	O	R	Y	?	O	O	R	N	O	n/a	DG	R	R	R	R	N	n/a	n/a	n/a	N	N	N	DG	n/a	n/a	LG	
Boroughbridge	B14	LG	LG	DG			?	DG			R	DG	N	Y	R	O	O	O	Y	LG	R	O	R	DG	LG	?	O	O	N	O	O	?	R	Y	N	DG	?	O	DG	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Boroughbridge	B15	DG	LG	DG			?	DG			R	DG	N	DG	R	O	R	O	Y	LG	R	Y	DG	DG	N	?	DG	DG	DG	O	Y	?	DG	n/a	N	DG	?	O	O	O	N	O	n/a	LG	R	DG	R	O	n/a	n/a	n/a	DG	R	O	DG	R	n/a	R			
Boroughbridge	B18	LG	LG	DG			?	DG			R	DG	N	DG	R	R	R	R	R	R	R	R	DG	DG	LG	?	Y	O	N	O	O	?	LG	R	N	Y	?	O	O	O	N	DG	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	R	N	N	n/a	n/a	LG			
Boroughbridge	B20	DG	LG	DG			?	DG			R	DG	N	R	R	R	R	R	R	R	R	LG	R	O	O	DG	N	?	Y	Y	N	O	O	?	R	Y	R	DG	?	R	R	R	N	O	n/a	LG	R	R	R	N	n/a	n/a	n/a	N	N	N	DG	DG	?	LG	
Boroughbridge	B21	DG	LG	DG			?	DG	DG		R	DG	N	Y	R	O	O	O	R	R	R	R	Y	O	DG	N	?	R	O	N	O	O	?	O	O	N	O	?	O	O	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	DG	n/a	n/a	LG		
Masham	M1	DG	LG	LG		O	?	DG			R	DG	R	R	R	LG	R	LG	Y	LG	R	O	LG	DG	LG	?	O	O	N	DG	R	?	R	Y	N	Y	?	DG	O	O	N	O	n/a	R	R	R	R	O	n/a	n/a	n/a	N	O	N	n/a	n/a	LG				
Masham	M2	DG	LG	LG			?	DG			R	DG	N	DG	R	O	O	O	Y	LG	R	Y	LG	DG	LG	?	R	O	N	DG	R	?	R	Y	N	DG	?	LG	O	O	N	O	n/a	R	R	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG					
Masham	M3	LG	LG	LG			?	DG			R	DG	N	LG	R	LG	R	LG	R	LG	R	Y	R	Y	DG	N	?	R	R	N	DG	O	?	R	Y	N	DG	?	LG	DG	DG	N	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	DG	R	N	n/a	n/a	LG		
Masham	M4	DG	LG	LG			?	DG			R	DG	N	LG	R	LG	R	LG	R	LG	R	Y	O	R	DG	LG	?	Y	Y	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Masham	M5	LG	LG	LG			?	DG			R	DG	R	LG	R	O	O	O	O	O	R	O	Y	Y	LG	?	R	R	N	DG	O	?	O	Y	N	DG	?	LG	O	DG	N	R	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG				
Masham	M6	DG	LG	DG			?	DG			R	DG	N	LG	R	O	O	O	O	O	R	O	Y	Y	DG	LG	?	Y	R	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG			
Masham	M7	LG	LG	LG			?	DG			R	DG	R	LG	R	O	O	O	O	O	R	O	O	LG	?	LG	?	R	R	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	R	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Masham	M8	DG	LG	LG			?	DG			R	DG	N	LG	R	O	R	O	R	LG	R	O	R	DG	N	?	O	Y	N	DG	O	?	R	Y	N	DG	?	O	DG	N	O	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG			
Masham	M12	LG	LG	LG			?	DG			R	DG	N	R	R	O	R	O	Y	LG	R	Y	Y	DG	LG	?	O	Y	N	DG	R	?	R	Y	N	DG	?	LG	O	O	N	O	n/a	R	R	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG					
Masham	M13	DG	LG	LG			?	DG			R	DG	N	LG	R	LG	R	LG	R	Y	Y	O	R	DG	LG	?	Y	Y	N	DG	O	?	R	Y	N	DG	?	LG	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Masham	M14	LG	LG	LG			?	DG			R	DG	N	R	R	LG	R	LG	Y	LG	R	Y	LG			N	?	O	Y	DG	DG	O	?	LG	n/a	N	Y	?	O	O	N	R	n/a	R	R	DG	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Pateley Bridge	P1	DG	LG	DG			?	DG			R	DG	N	DG	R	R	LG	R	R	Y	Y	R	Y	R	DG	N	?	O	O	N	DG	O	?	R	LG	N	DG	?	LG	DG	DG	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	DG	N	n/a	n/a	LG		
Pateley Bridge	P2	DG	LG	DG			?	DG			R	DG	N	DG	R	O	Y	O	R	Y	Y	R	O	R	DG	LG	?	R	R	N	O	O	?	R	LG	N	DG	?	LG	DG	DG	N	O	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG			
Pateley Bridge	P4	DG	LG	DG			?	DG			R	DG	N	DG	R	LG	R	LG	Y	R	R	O	R			N	?	R	R	N	DG	O	?	R	LG	N	LG	?	LG	O	O	N	O	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG		
Pateley Bridge	P5	LG	LG	LG			?	DG			R	DG	N	DG	R	R	LG	O	R	R	R	Y	O			N	?	O	O	N	DG	Y	?	O	LG	N	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	DG	DG	N	n/a	n/a	LG		
Pateley Bridge	P6	LG	LG	LG			?	DG			R	DG	N	DG	R	LG	O	R	R	R	R	Y	DG	DG	LG	?	R	R	N	DG	O	?	R	LG	N	Y	?	LG	O	O	N	DG	n/a	LG	R	O	R	O	n/a	n/a	n/a	N	R	N	n/a	n/a	LG				
Pateley Bridge	P7	LG	LG	LG			?	DG			R	DG	N	DG	R	LG	O	DG	DG	R	R	DG	Y			LG	?	Y	LG	N	DG	O	?	DG	LG	N	DG	?	LG	O	DG	N	DG	n/a	LG	R	DG	R	DG	n/a	n/a	n/a	DG	R	DG	N	R	R	LG		
Pateley Bridge	P10	LG	LG	LG			?	DG			R	DG	N	DG	R	R	LG	O	R	R	R	Y	R			N	?	O	O	N	DG	Y	?	O	LG	N	DG	?	LG	DG	DG	N	DG	n/a	DG	R	DG	R	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG			
Pateley Bridge	P12	LG	LG	LG			?	DG			R	DG	N	DG	R	DG	O	DG	Y	R	R	Y	LG			LG	?	Y	LG	DG	DG	Y	?	DG	n/a	N	Y	?	LG	DG	DG	N	DG	n/a	R	R	DG	R	LG	n/a	n/a	n/a	DG	R	DG	N	R	R	R		

Villages

Sustainability Appraisal Site Assessment Summary Tables: Villages

Settlement	Site	Sustainability Appraisal Criteria																																																										
		1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Adverse impact on schools	5a Accessibility to recreation	5b Promote/maintenance culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures 1,2,3ha	8c Promote natural environment	8d Environment Agency	8e Landscape sensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/ground water	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/trail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14d Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth		
Darley	DR4	LG	LG	LG		?	DG			N	N	DG	R	O	R	R	R	R	R	R	DG	DG	DG		N	?	O	O	N	DG	Y	?	R	LG	N	DG	?	O	O	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Darley	DR5	LG	LG	LG		?	DG			DG	N	DG	R	DG	R	R	R	R	R	R	DG	O	DG		LG	?	R	O	N	DG	O	?	R	?	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	O	R	Y	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Darley	DR6	LG	LG	LG		?	DG			DG	N	DG	R	LG	Y	R	R	R	R	R	DG	Y	LG		N	?	O	O	N	DG	O	?	R	?	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG		
Darley	DR7	LG	LG	LG		?	DG			DG	N	DG	R	LG	Y	R	R	R	R	R	DG	Y	LG		N	?	O	O	N	DG	O	?	R	?	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG		
Darley	DR8	DG	LG	LG		?	DG			DG	N	DG	R	DG	R	R	R	R	R	R	DG	Y	DG	DG	N	?	O	O	N	DG	O	?	R	?	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	DG	R	N	n/a	n/a	LG		
Darley	DR9	DG	LG	LG		?	DG			DG	N	DG	R	LG	Y	R	R	R	R	R	DG	Y	LG	DG	N	?	O	O	N	DG	O	?	R	?	N	DG	?	O	O	O	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	DG	R	N	n/a	n/a	LG		
Darley	DR10	LG	LG	LG		?	DG			DG	N	DG	R	O	R	R	R	R	R	R	DG	Y	LG		N	?	O	O	N	DG	O	?	R	?	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Darley	DR12	LG	LG	LG		?	DG			N	N	DG	R	O	R	R	R	R	R	R	DG	Y	LG		N	?	O	O	N	DG	O	?	R	?	LG	N	DG	?	O	O	O	N	DG	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Darley	DR13	DG	LG	LG		?	DG			DG	N	DG	R	O	R	R	R	R	R	R	DG	Y	DG	DG	N	?	O	O	N	DG	O	?	R	n/a	N	Y	?	O	O	O	N	DG	n/a	DG	R	O	R	Y	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Darley	DR14	DG	LG	LG		?	DG			DG	N	DG	R	LG	Y	R	R	R	R	R	DG	Y	LG		N	?	O	O	N	DG	O	?	R	?	LG	N	Y	?	O	DG	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG	
Dishforth	DF1	LG	LG	R		?	DG			N	R	LG	R	DG	R	R	R	R	R	R	DG	DG	LG		N	?	LG	LG	N	DG	Y	?	R	O	N	DG	?	O	O	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Dishforth	DF3	LG	LG	R		?	DG			DG	R	LG	R	DG	R	R	R	R	R	R	DG	Y	DG	DG	N	?	LG	LG	N	DG	O	?	R	O	R	DG	?	O	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	DG	DG	N	n/a	n/a	LG		
Dishforth	DF4	LG	LG	R		?	DG			DG	N	DG	R	O	R	R	R	R	R	R	DG	O	Y	DG	DG	N	?	Y	Y	N	DG	O	?	R	?	Y	R	DG	?	O	O	O	N	O	n/a	LG	R	R	R	N	n/a	n/a	n/a	N	DG	DG	N	n/a	n/a	LG
Dishforth	DF6	DG	LG	R		?	DG	DG		R	DG	N	LG	R	O	R	R	R	R	R	DG	Y	LG	DG	N	?	R	R	N	O	?	R	?	Y	R	DG	?	O	O	O	N	O	n/a	LG	R	R	R	O	n/a	n/a	n/a	N	R	R	DG	DG	?	LG		
Dishforth	DF7	DG	LG	LG		?	DG	DG		R	DG	N	LG	R	O	R	R	R	R	R	DG	Y	LG	DG	N	?	R	R	N	O	?	R	?	Y	R	DG	?	O	O	O	N	O	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	N	N	N	DG	DG	?	LG	
Dunkeswick	DK1	LG	LG	R		?	DG			DG	N	Y	R	R	R	R	R	R	R	R	DG	O	LG		N	?	R	R	N	DG	Y	?	R	?	Y	N	DG	?	O	R	R	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Dunkeswick	DK2	LG	LG	R		?	DG			N	N	DG	R	R	R	R	R	R	R	R	DG	Y	LG		N	?	R	R	N	DG	Y	?	R	?	Y	N	DG	?	O	R	R	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG	
Farnham	FR2	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	O	LG	DG	N	?	O	O	N	DG	O	?	R	?	Y	N	DG	?	O	O	DG	N	DG	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	R	N	n/a	n/a	LG		
Farnham	FR3	DG	LG	DG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	O	LG	DG	N	?	R	N	O	?	R	?	N	DG	?	O	O	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	DG	n/a	n/a	LG			
Ferrensby	FR1	LG	LG	R		?	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	LG		N	?	Y	O	N	DG	O	?	R	O	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Ferrensby	FR2	LG	LG	R		?	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	LG		N	?	Y	O	N	DG	O	?	R	O	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Ferrensby	FR3	LG	LG	R		?	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	LG		N	?	Y	O	N	DG	O	?	R	O	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Ferrensby	FR5	DG	LG	R		?	DG			R	DG	N	R	R	R	R	R	R	R	R	O	LG	DG	N	?	O	R	N	DG	O	?	R	?	O	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Ferrensby	FR6	LG	LG	R		?	DG			R	DG	N	DG	R	R	R	R	R	R	R	Y	Y			N	?	O	O	N	DG	O	?	R	?	Y	O	N	DG	?	O	DG	DG	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG
Ferrensby	FR7	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	DG		N	?	Y	Y	N	DG	O	?	R	?	O	R	O	?	O	R	R	N	DG	n/a	DG	R	R	Y	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Flaxby	FX1	DG	LG	DG		?	DG	DG		R	DG	N	Y	R	R	R	R	R	R	R	R	DG	DG	LG	?	Y	O	N	O	?	R	?	O	R	O	?	DG	O	O	O	DG	O	n/a	Y	R	DG	R	O	n/a	n/a	n/a	N	DG	DG	DG	?	DG			
Flaxby	FX2	DG	LG	LG		?	DG	DG		R	DG	N	DG	R	R	R	R	R	R	R	R	LG	DG	N	?	Y	O	N	O	?	R	?	O	R	Y	?	O	O	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	DG	DG	?	LG		
Flaxby	FX3	DG	LG	DG		?	DG	DG		DG	R	Y	R	R	R	R	R	R	R	R	LG	R	DG	DG	LG	?	Y	O	N	O	?	R	?	O	R	O	?	LG	O	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	O	DG	DG	?	DG		
Flaxby	FX5	n/a	n/a	n/a		?	n/a			n/a	N	Y	R	R	R	R	R	R	R	R	LG	O	DG	DG	LG	?	Y	Y	N	?	O	?	R	?	O	R	R	?	O	R	R	DG	R	n/a	LG	R	R	R	O	n/a	n/a	n/a	N	R	O	DG	LG	?	DG	
Follifoot	FF1	LG	LG	LG		?	DG			DG	N	DG	R	DG	R	R	R	R	R	R	DG	O	Y		N	?	Y	Y	N	DG	O	?	R	?	Y	N	LG	?	O	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG	
Follifoot	FF10	LG	LG	LG		?	DG			N	N	DG	R	DG	R	R	R	R	R	R	DG	Y	LG		LG	?	O	Y	N	DG	O	?	R	?	Y	N	LG	?	O	O	O	N	DG	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Follifoot	FF2	LG	LG	LG		?	DG			N	N	DG	R	O	R	R	R	R	R	R	DG	Y	Y		N	?	R	O	N	DG	O	?	R	?	Y	N	DG	?	O	O	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG	
Follifoot	FF3	LG	LG	LG		?	DG			DG	N	DG	R	LG	R	R	Y	R	DG	O	Y	DG	LG	?			R	N	DG	O	?	R	?	Y	N	DG	?	O	R	R	N	R	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Follifoot	FF4	LG	LG	LG		?	DG			DG	N	DG	R	LG	R	R	Y	R	DG	O	O	DG	N	?			R	N	DG	O	?	R	?	Y	N	DG	?	O	O	R	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG		
Follifoot	FF5	LG	LG	LG		?	DG			DG	N	DG	R	LG	R	R	Y	R	DG	O	O	DG	LG	?			R	R	N	DG	O	?	R	?	Y	N	LG	?	O	O	O	N	DG	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Follifoot	FF6	R	n/a	n/a		?	n/a																																																					

Sustainability Appraisal Site Assessment Summary Tables: Villages

Settlement	Site	1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a Safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Adverse impact on schools	5a Accessibility to recreation	5b Promote/ance culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures 1,25ha	8c Promote natural environment	8d Environment Agency	8e Landscape sensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/ground water	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/rail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14d Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth			
Green Hammerton	GH10	DG	LG	DG			Y	DG			R	DG	N	LG	R	O	R	O	Y	R	R	Y	Y	DG	N	Y	R	O	N	O	O	Y	R	O	N	Y	Y	O	O	O	N	O	n/a	DG	R	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Green Hammerton	GH11	DG	LG	DG			Y	DG	DG		R	DG	N	R	R	O	R	O	Y	R	R	O	DG	DG	LG	Y	R	R	N	O	O	Y	R	O	R	O	Y	DG	O	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	Y	LG			
Green Hammerton	GH12	DG	LG	DG			Y	DG			R	DG	N	LG	R	LG	Y	LG	DG	R	Y	Y		DG	LG	Y	R	R	N	DG	O	Y	R	O	N	O	Y	O	R	O	N	DG	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Green Hammerton	GH13	LG	LG	LG			Y	DG			R	DG	N	DG	O	R	LG	Y	R	R	Y	Y		DG	LG	Y	R	R	N	DG	O	Y	R	O	N	O	Y	O	R	O	N	DG	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Green Hammerton	GH14	LG	LG	LG			Y	DG			R	DG	N	DG	O	R	LG	Y	R	R	Y	Y	Y	LG	DG	N	Y	R	R	N	DG	O	Y	R	DG	N	DG	Y	O	O	O	N	DG	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Greenhow	GR1	LG	LG	LG			Y	DG			R	DG	N	R	R	R	O	R	R	R	R	Y	Y	Y	LG	DG	N	Y	R	R	N	DG	O	Y	R	DG	N	DG	Y	O	O	O	N	DG	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Grewelthorpe	GW4	LG	LG	LG			Y	DG			R	DG	N	LG	R	LG	Y	R	R	R	R	O	O		LG	Y	R	R	N	DG	O	Y	R	LG	N	DG	Y	O	R	R	N	R	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Grewelthorpe	GW5	DG	LG	LG			Y	DG			R	DG	N	DG	R	O	R	R	R	R	R	Y	Y	Y	LG	DG	LG	Y	R	R	N	DG	O	Y	R	LG	N	LG	Y	O	R	R	N	O	n/a	DG	R	O	R	Y	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Hampsthwaite	HM4	DG	LG	LG			Y	DG			R	DG	N	DG	R	O	R	O	R	R	R	Y	Y	Y	DG	LG	Y	R	R	N	DG	O	Y	R	Y	N	LG	Y	O	O	O	N	O	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG		
Hampsthwaite	HM5	DG	LG	LG			Y	DG			R	DG	N	Y	Y	R	LG	R	O	R	R	R	O	O	DG	LG	Y	R	R	N	DG	O	Y	R	Y	N	DG	Y	O	O	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Hampsthwaite	HM6	LG	LG	LG			Y	DG			R	DG	N	DG	R	LG	R	O	R	R	R	O	O	LG	DG	LG	Y	Y	Y	N	DG	O	Y	R	Y	N	DG	Y	O	DG	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Hampsthwaite	HM7	LG	LG	LG			Y	DG			R	DG	N	DG	R	LG	R	LG	Y	R	R	O	O	LG	LG	Y	LG	LG	N	DG	O	Y	R	Y	N	DG	Y	O	DG	DG	N	DG	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG			
Hampsthwaite	HM8	LG	LG	LG			Y	DG			R	DG	N	DG	R	LG	R	LG	Y	R	R	O	O	DG	LG	Y	R	R	N	DG	O	Y	R	O	Y	N	DG	Y	O	DG	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG		
Hampsthwaite	HM9	LG	LG	LG			Y	DG			R	DG	N	Y	Y	R	DG	R	DG	Y	R	Y	Y	Y	LG	DG	LG	Y	R	O	N	DG	O	Y	R	Y	N	O	Y	O	R	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG	
Hampsthwaite	HM10	LG	LG	LG			Y	DG			R	DG	N	DG	R	R	R	R	R	R	R	Y	Y	Y	DG	LG	Y	R	R	N	DG	O	Y	R	Y	N	O	Y	O	O	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Hopperton	HP5	LG	LG	R			Y	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	Y	Y	DG	LG	N	Y	Y	R	N	DG	O	Y	R	O	R	N	O	Y	O	R	R	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG
Hopperton	HP6	LG	LG	R			Y	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	Y	Y	LG	DG	LG	Y	Y	R	N	DG	O	Y	R	O	R	DG	Y	O	R	R	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Hopperton	HP7	DG	LG	R			Y	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	Y	Y	Y	DG	DG	LG	Y	O	R	N	DG	O	Y	R	O	R	R	Y	O	R	R	DG	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	DG	DG	Y	LG	
Hopperton	HP8	n/a	n/a	n/a			Y	n/a	DG		n/a	N	R	R	R	R	R	R	R	R	R	Y	Y	Y	DG	DG	LG	Y	Y	R	N	O	O	Y	R	O	R	O	Y	O	R	R	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	DG	DG	Y	DG	
Huby	HB1	DG	LG	DG			Y	DG	DG		R	DG	N	Y	R	R	R	R	R	R	R	Y	Y	Y	DG	LG	Y	R	R	N	O	O	Y	R	Y	Y	Y	O	DG	DG	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	DG	R	DG	n/a	n/a	LG			
Huby	HB2	LG	LG	LG			Y	DG			R	DG	N	DG	LG	R	R	R	R	R	R	O	O	LG	DG	LG	Y	R	R	N	DG	O	Y	R	LG	R	DG	Y	O	DG	DG	N	O	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Huby	HB3	LG	LG	LG			Y	DG			R	DG	N	Y	O	R	R	R	R	R	R	Y	Y	Y	LG	N	Y	R	O	N	DG	O	Y	R	Y	N	O	Y	O	R	O	N	R	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Huby	HB4	DG	LG	LG			Y	DG			R	DG	N	DG	LG	R	R	R	R	R	R	O	O	LG	LG	Y	R	R	N	O	O	Y	R	LG	R	DG	Y	O	DG	DG	N	O	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Huby	HB5	LG	LG	LG			Y	DG			R	DG	N	DG	LG	R	R	R	R	R	R	Y	Y	Y	LG	N	Y	R	R	N	DG	O	Y	R	LG	R	DG	Y	O	O	N	R	n/a	DG	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG				
Huby	HB6	DG	LG	DG			Y	DG	DG		R	DG	N	DG	LG	R	R	R	R	R	R	R	O	O	DG	LG	Y	R	R	N	O	O	Y	O	LG	R	DG	Y	O	R	R	N	O	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	R	R	DG	n/a	n/a	LG		
Ingerthorpe	IG1	LG	LG	LG			Y	DG			R	DG	N	R	R	R	R	R	R	R	Y	Y	Y	DG	LG	Y	Y	O	N	DG	O	Y	R	Y	N	DG	Y	O	R	R	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Killinghall	KL1	LG	LG	LG			Y	DG			R	DG	N	DG	R	LG	R	O	R	R	R	Y	Y	Y	LG	DG	N	Y	R	R	N	DG	O	Y	R	Y	N	DG	Y	O	DG	DG	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG	
Killinghall	KL2	LG	LG	LG			Y	DG			R	DG	N	DG	R	LG	R	O	R	R	R	O	O	DG	N	Y	Y	Y	N	DG	O	Y	R	Y	R	LG	Y	O	R	O	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG			
Killinghall	KL3	DG	LG	DG			Y	DG			R	DG	N	DG	O	R	O	R	R	R	R	O	O	DG	N	Y	R	R	N	O	O	Y	R	Y	R	Y	Y	O	O	O	N	O	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Killinghall	KL5	DG	LG	DG			Y	DG			R	DG	N	DG	R	LG	R	O	R	R	R	Y	Y	Y	DG	LG	Y	R	R	N	O	O	Y	R	Y	N	Y	Y	O	O	O	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG		
Killinghall	KL6	DG	LG	LG			Y	DG			R	DG	N	DG	R	LG	R	O	R	R	R	O	O	Y	DG	LG	Y	O	Y	DG	DG	O	Y	R	Y	N	Y	Y	O	O	O	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG		
Killinghall	KL7	DG	LG	DG			Y	DG			R	DG	N	DG	R	R	R	O	R	R	R	O	O	DG	LG	Y	R	R	N	DG	O	Y	R	Y	R	DG	Y	O	DG	DG	N	O	n/a	DG	R	DG	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	R			
Killinghall	KL8	LG	LG	LG			Y	DG			R	DG	N	DG	R	O	R	R	R	R	R	Y	Y	Y	LG	Y	R	O	N	DG	O	Y	R	Y	R	DG	Y	LG	DG	DG	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG			
Killinghall	KL10	DG	LG	LG			Y	DG			R	DG	N	DG	R	O	R	R	R	R	R	O	O	LG	DG	LG	Y	R	R	N	DG	O	Y	R	Y	N	Y	Y	O	DG	DG	N	DG	n/a	DG	R	O	R	N	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Killinghall	KL11	LG	LG	LG			Y	DG			R	DG	N	DG	R	R	R	LG	R	R	R	O	O	DG	N	Y	O	N	DG	O	Y	R	Y	N	Y	Y	O	O	O	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG				

Sustainability Appraisal Site Assessment Summary Tables: Villages

Settlement	Site	Sustainability Appraisal Criteria																																																								
		1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Adverse impact on schools	5a Accessibility to recreation	5b Promote/maintenance culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures 1,2,3ha	8c Promote natural environment	8d Environment Agency	8e Landscape sensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/ground water	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/trail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14d Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth
North Ripton	NR1	LG	LG	LG		?	DG			R	DG	N	Y	R	LG	R	R	R	R	R	R	Y	LG		LG	?	R	R	N	DG			O	Y	N	Y	?	R	R	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG
North Stanley	NS1	DG	LG	LG		?	DG			DG	N	R	R	DG	R	R	R	R	R	R	DG	R	O	DG	LG	?	O	O	N	DG	O	?	R	Y	N	DG	?	R	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG
North Stanley	NS2	DG	LG	DG		?	DG			DG	N	R	R	LG	R	R	R	R	R	R	DG	O	DG	N	?	O	O	DG	O	O	?	O	Y	N	DG	?	O	DG	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	DG	R	O	DG	n/a	n/a	LG	
North Stanley	NS3	DG	LG	DG		?	DG	DG		DG	R	R	LG	R	R	R	R	R	R	R	DG	O	Y	DG	LG	?	O	O	DG	O	O	?	O	Y	N	DG	?	O	DG	O	N	DG	n/a	DG	R	DG	R	O	n/a	n/a	n/a	DG	R	O	DG	n/a	n/a	LG
North Stanley	NS4	n/a	n/a	n/a		?	n/a			n/a	N	R	R	R	R	R	R	R	R	R	LG	R	O	DG	LG	?	R	R	DG	DG	O	?	R	O	N	Y	?	R	R	R	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	DG	R	O	N	LG	n/a	DG
North Stanley	NS5	LG	LG	LG		?	DG			DG	N	R	R	O	R	R	R	R	R	DG	Y	DG	LG	?	R	R	DG	DG	O	?	R	Y	N	DG	?	O	O	DG	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	DG	R	O	N	n/a	n/a	DG		
North Stanley	NS6	DG	LG	LG		?	DG			DG	N	DG	R	R	R	R	R	R	R	DG	O	DG	LG	?	O	O	N	DG	O	?	R	Y	N	DG	?	R	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	DG		
Pannal	PN1	LG	LG	LG		?	DG			R	DG	N	Y	O	LG	R	LG	R	Y	R	O	DG	LG	?	O	Y	N	DG	R	?	R	Y	N	O	?	O	R	O	N	DG	n/a	LG	R	R	R	R	O	n/a	n/a	n/a	N	R	R	N	n/a	n/a	LG	
Pannal	PN2	DG	LG	DG	DG		?	DG	DG		DG	N	DG	R	R	R	R	R	R	LG	R	O	DG	DG	LG	?	R	N	O	O	?	R	Y	R	Y	?	R	R	R	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG	
Pannal	PN3	DG	LG	DG		?	DG			R	DG	N	DG	O	R	R	R	R	R	LG	R	O	LG	DG	LG	?	R	O	N	O	O	?	R	Y	R	R	?	R	R	R	DG	O	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	DG	?	LG	
Pannal	PN4	DG	LG	DG	DG		?	DG	DG		DG	N	DG	R	R	R	R	R	R	Y	DG	O	LG	DG	LG	?	R	N	O	O	?	R	Y	R	R	?	R	R	R	DG	O	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	DG	n/a	n/a	LG	
Pannal	PN5	DG	LG	DG		?	n/a			DG	N	DG	R	R	R	R	R	R	Y	LG	O	LG	DG	N	?	O	R	N	O	O	?	R	Y	R	R	?	R	R	R	DG	DG	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	DG	LG	?	DG	
Pannal	PN6	LG	LG	LG		?	DG			R	DG	N	R	R	O	R	O	R	O	R	O	LG	LG	?	O	O	N	DG	O	?	R	Y	N	Y	?	R	R	O	N	DG	n/a	LG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Pannal	PN7	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	LG	LG	N	?	O	O	N	DG	O	?	R	Y	N	Y	?	R	R	R	N	DG	n/a	DG	R	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG
Pannal	PN8	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	Y	LG	LG	?	O	O	N	DG	O	?	R	Y	N	LG	?	R	R	R	N	DG	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Pannal	PN9	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	O	LG	N	?	N	?	O	Y	N	DG	O	?	R	Y	N	LG	?	R	R	R	N	DG	n/a	DG	R	R	R	DG	n/a	n/a	n/a	N	N	N	DG	n/a	n/a	LG	
Pannal	PN13	DG	LG	DG	DG		?	DG	DG		R	DG	N	DG	LG	R	R	O	DG	Y	R	R	LG	DG	LG	?	O	N	O	O	?	R	Y	R	Y	?	LG	O	R	LG	DG	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	DG	?	LG	
Pannal	PN14	DG	LG	DG	DG		?	DG	DG		R	DG	N	DG	O	LG	R	O	Y	Y	R	O	LG	DG	LG	?	R	O	N	O	O	?	R	Y	R	Y	?	LG	O	R	LG	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG
Pannal	PN16	LG	LG	DG		?	DG			R	DG	N	DG	O	LG	R	O	Y	Y	R	O	LG	DG	LG	?	R	O	N	O	O	?	R	Y	R	Y	?	LG	O	R	LG	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG	
Pannal	PN17	LG	LG	LG		?	DG			R	DG	N	R	R	O	R	O	R	Y	LG	Y	LG	DG	LG	?	O	R	N	DG	O	?	R	Y	N	R	?	O	R	O	N	DG	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Pannal	PN18	n/a	n/a	n/a		?	n/a			n/a	N	Y	O	R	R	O	Y	Y	LG	R	DG	DG	LG	?	O	R	N	DG	O	?	R	Y	R	O	?	O	O	O	DG	R	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	LG	n/a	DG		
Pannal	PN19	DG	LG	DG	DG		?	DG	DG		R	DG	N	Y	O	R	R	LG	R	Y	R	O	R	DG	LG	?	R	R	N	DG	O	?	R	Y	R	O	?	O	DG	O	LG	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG
Rainton	RN1	LG	LG	R		?	DG			N	LG	R	R	R	R	R	R	Y	R	DG	DG	LG	N	?	Y	Y	N	DG	O	?	R	O	N	O	?	R	R	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	DG	R	O	N	n/a	n/a	LG		
Rainton	RN2	LG	LG	R		?	DG			DG	N	LG	R	R	R	R	R	DG	R	DG	Y	LG	N	?	Y	Y	LG	N	DG	O	?	R	O	N	LG	?	O	O	O	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	DG	DG	O	N	n/a	n/a	LG	
Rainton	RN4	LG	LG	R		?	DG			DG	N	LG	R	R	R	R	R	DG	R	DG	DG	O	DG	N	?	O	N	DG	O	?	R	O	N	LG	?	O	O	O	DG	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	DG	R	N	n/a	n/a	LG	
Rainton	RN5	LG	LG	LG		?	DG			N	N	LG	R	R	R	R	R	DG	R	DG	DG	LG	N	?	Y	O	N	DG	R	?	R	O	N	LG	?	O	O	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Rainton	RN6	LG	LG	LG		?	DG			N	N	LG	R	R	R	R	R	DG	R	DG	DG	LG	N	?	O	O	N	DG	Y	?	R	O	N	LG	?	O	O	DG	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Roeclyffe	RO1	LG	LG	LG		?	DG			DG	N	R	R	DG	R	R	R	R	Y	LG	LG	N	?	Y	O	N	DG	R	?	O	Y	N	Y	?	R	R	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG			
Sawley	SW1	LG	LG	LG		?	DG			DG	N	R	R	R	R	R	R	R	DG	LG	DG	LG	?	R	N	DG	O	?	R	LG	N	LG	?	R	O	O	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG				
Sawley	SW2	LG	LG	LG		?	DG			DG	N	R	R	R	R	R	R	R	DG	Y	LG	DG	LG	?	R	R	N	DG	O	?	R	LG	N	LG	?	O	O	O	N	R	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Sawley	SW3	LG	LG	LG		?	DG			DG	N	R	R	R	R	R	R	R	DG	Y	LG	DG	LG	?	R	R	N	DG	O	?	R	LG	N	LG	?	O	O	O	N	R	n/a	DG	R	O	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Scotton	SC1	LG	LG	LG		?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	O	LG	DG	N	?	O	R	N	DG	O	?	O	Y	N	LG	?	O	O	O	N	DG	n/a	DG	R	DG	R	R	n/a	n/a	n/a	N	R	R	N	n/a	n/a	LG
Scotton	SC2	LG	LG	LG		?	DG			R	N	N	R	R	R	R	R	R	R	R	R	LG	N	?	O	O	N	DG	O	?	R	Y	N	LG	?	O	O	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Scotton	SC5	LG	LG	LG		?	DG			R	N	N	R	R	O	R	R	R	R	Y	LG	N	?	O	Y	N	DG	Y	?	R	Y	N	O	?	O	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG				
Sharow	SH1	LG	LG	LG		?	DG			R	DG	N	LG	R	LG	R	R	R	R	R	Y	LG	DG	N	?	Y	Y	N	DG	O	?	R	Y	N	Y	?	O	O	DG	N	DG	n/a	DG	R	R	R	Y	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG	
Sharow	SH2	LG	LG	LG		?	DG			R	DG	N	LG	R	DG	R	R	R	R	Y	DG	N	?	Y	O	N	DG	O	?	R	Y	N	Y	?	O	O	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a				

Sustainability Appraisal Site Assessment Summary Tables: Villages

Settlement	Site	1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a Safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Adverse impacts on schools	5a Accessibility to recreation	5b Promote/enhance culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures > 25ha	8c Promote natural environment	8d Environment Agency	8e Landscapesensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/ground water	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/rail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14d Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth	
Tockwith	TW1	LG	LG	LG			?	DG			R	DG	N	LG	R	O	R	LG	Y	R	R	O	LG	DG	LG	?	O	O	N	DG	O	?	R	O	N	DG	?	O	DG	DG	N	DG	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Tockwith	TW2	n/a	n/a	n/a			?	n/a			n/a	N	LG	R	R	R	R	R	R	LG	LG	O	LG	DG	LG	?	O	O	N	DG	O	?	O	Y	N	Y	?	O	R	R	N	DG	n/a	DG	R	DG	R	Y	n/a	n/a	n/a	DG	R	DG	N	LG	DG	DG	
Tockwith	TW3	LG	LG	LG			?	DG			R	DG	N	LG	R	O	R	O	Y	R	R	O	LG	DG	LG	?	O	O	N	DG	O	?	R	R	N	LG	?	O	O	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	R	N	n/a	n/a	LG	
Tockwith	TW5	LG	LG	LG			?	DG			R	DG	N	LG	R	R	R	R	R	R	R	R	O	LG	DG	N	?	LG	LG	N	DG	O	?	R	Y	N	Y	?	O	O	O	N	DG	n/a	LG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG
Tockwith	TW6	LG	LG	LG			?	DG			R	DG	N	LG	R	LG	R	DG	DG	DG	R	R	O	LG	DG	N	?	Y	Y	N	DG	O	?	R	O	N	DG	?	O	DG	DG	N	DG	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG
Tockwith	TW8	DG	LG	DG			?	DG	DG		R	DG	N	LG	R	R	R	R	R	LG	R	Y	DG	DG	N	?	LG	O	DG	O	?	O	Y	N	LG	?	O	R	O	N	O	n/a	DG	R	DG	R	O	n/a	n/a	n/a	DG	R	DG	LG	R	LG			
Tockwith	TW11	DG	LG	DG			?	DG			R	DG	N	LG	R	R	R	R	R	R	R	O	DG		N	?	LG	O	N	O	?	R	O	N	LG	?	O	R	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	R	DG	n/a	n/a	LG		
Tockwith	TW12	LG	LG	LG			?	DG			R	DG	N	LG	R	O	R	O	Y	R	R	Y	LG		N	?	O	O	N	DG	O	?	R	O	N	Y	?	O	DG	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG	
Tockwith	TW13	LG	LG	LG			?	DG			R	DG	N	R	R	LG	R	O	R	R	R	O	LG	DG	N	?	Y	O	DG	DG	O	?	R	O	N	Y	?	O	O	DG	N	R	n/a	DG	R	R	Y	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG		
Tockwith	TW14	n/a	n/a	n/a			?	n/a			n/a	N	R	R	R	R	R	R	R	Y	LG	O	LG	DG	LG	?	Y	LG	N	DG	O	?	R	O	N	O	?	O	R	R	N	R	n/a	DG	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	?	DG		
Wath (Ripon)	WR1	LG	LG	R			?	DG			DG	N	R	R	R	R	R	R	R	R	R	DG	Y	Y	N	?	Y	LG	DG	DG	O	?	DG	Y	N	LG	?	O	O	O	N	DG	n/a	LG	R	DG	R	DG	N	R	DG	n/a	LG						
Weeton	WE1	LG	LG	LG			?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	O	LG		N	?	R	R	N	DG	O	?	R	Y	N	LG	?	O	O	O	N	DG	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG
Weeton	WE2	DG	LG	DG			?	DG			R	DG	N	DG	LG	R	R	R	R	R	R	Y	LG	DG	LG	?	LG	Y	N	O	?	R	Y	R	O	?	O	R	O	LG	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG		
Weeton	WE3	DG	LG	LG			?	DG			R	DG	N	DG	O	R	R	R	R	R	R	O	Y	DG	N	?	O	R	N	DG	O	?	R	Y	R	O	?	O	R	O	LG	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Whixley	WX1	LG	LG	LG			?	DG			R	DG	N	LG	R	R	R	R	R	DG	R	R	R	LG	DG	N	?	R	O	N	DG	O	?	R	Y	N	Y	?	O	O	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG
Whixley	WX2	LG	LG	LG			?	DG			R	N	R	LG	R	R	R	R	R	R	R	Y	LG		N	?	O	Y	N	DG	Y	?	R	Y	N	LG	?	O	O	DG	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG	
Whixley	WX3	LG	LG	LG			?	DG			R	DG	N	LG	R	R	R	R	R	DG	R	R	DG	LG		N	?	Y	Y	N	DG	O	?	R	Y	N	O	?	O	O	O	N	DG	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG
Whixley	WX4	DG	LG	LG			?	DG			R	DG	N	LG	R	O	R	R	R	DG	R	R	DG	LG	DG	N	?	Y	Y	N	DG	O	?	DG	Y	N	O	?	O	R	DG	N	DG	n/a	DG	R	DG	Y	n/a	n/a	n/a	DG	R	O	N	R	n/a	LG	
Whixley	WX7	DG	LG	DG			?	DG			R	DG	N	R	O	R	R	R	R	R	R	O	R	DG	N	?	Y	Y	N	O	?	R	O	R	Y	?	O	O	O	N	O	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	LG	n/a	LG		
Wighill	WH2	DG	LG	R			?	DG			DG	N	R	R	R	R	R	R	R	R	R	?	DG	LG	DG	N	?	O	R	N	O	?	R	O	N	O	?	O	R	R	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	N	R	N	n/a	n/a	LG	
Wormald Green	WG1	LG	LG	LG			?	DG			R	DG	N	DG	R	R	R	R	R	R	R	Y	LG		N	?	Y	R	N	DG	O	?	R	Y	N	LG	?	O	R	R	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	N	O	N	n/a	n/a	LG	

Open Countryside and Other Settlements

Sustainability Appraisal Site Assessment Summary Tables: Open Countryside, Otley and Wetherby

Settlement	Site	1a Housing for everyone	1b Improve energy efficiency	2a Access to open space	2a Shortfall can be accommodated	2a Impact on existing open space	3a safety and security	4a Provision of affordable housing	4a Potential for mixed uses	4a Loss of community facility	4a Adverse impact on schools	5a Accessibility to recreation	5b Promote/enhance culture	6a Bus	6a Rail	6a Primary school	6a Secondary school	6a Doctor's	6a Shopping facilities	6a Major employment	7a Primary school capacity	8a Biodiversity	8b Tree/woodland cover	8b Site measures 1.25ha	8c Promote natural environment	8d Environment Agency	8e Landscape sensitivity	8e Landscape capacity	9a Contaminated land	9b Air quality	9c Surface/groundwater	9c Yorkshire Water	9d Greenfield land	9d Agricultural land class	9e Noise/light pollution	10a Road/rail congestion	10b Provision of public transport	10c Cycleways	10c Footpaths	10d Severance	10e Improve rail services	11a Greenhouse gas emissions	11b Renewable energy	11c Reduce flood risk	12a Use of raw materials	12b Efficient land use	12c Re-use/recycling of waste	13a Historic environment	14a Accessible services	14b Development in flood plains	14c Accessible by public transport	14d Regeneration of derelict land	14e Re-use of existing buildings	14f Local distinctiveness	14g Mixed use development	15a Employment opportunities	15b Employment by public transport	16a Economic growth				
Open Countryside	OC1	n/a	n/a	n/a			?	n/a				n/a	N	R	R	R	R	R	R	R	R	R	LG	Y	Y	DG	N	?	Y	O	N	O	O	?	R	O	R	O	?	R	R	R	N	O	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	N	N	N	LG	?	DG
Open Countryside	OC2	DG	LG	R			?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	R	Y	LG	DG	N	?	O	O	N	O	O	?	R	O	R	Y	?	LG	O	O	N	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	DG	R	N	n/a	n/a	LG	?	DG
Open Countryside	OC3	n/a	n/a	n/a			?	n/a			n/a	N	N	R	R	R	R	R	R	R	R	R	LG	DG	Y		N	?	O	O	N	DG	O	?	Y	LG	N	DG	?	O	R	R	N	R	n/a	DG	R	DG	R	N	n/a	n/a	n/a	N	DG	DG	N	LG	?	DG		
Open Countryside	OC4	LG	LG	LG			?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	O	LG	DG	LG	?	Y	Y	N	O	O	?	R	O	N	O	?	O	R	R	N	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	N	R	DG	DG	?	DG			
Open Countryside	OC5	DG	LG	R			?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	O	O	N	DG	O	?	R	Y	N	Y	?	O	O	O	N	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	?	DG			
Open Countryside	OC6	DG	LG	R			?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	R	DG	DG	LG	?	O	O	DG	DG	O	?	Y	Y	N	R	?	R	R	R	N	R	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	R	N	DG	n/a	n/a	LG			
Open Countryside	OC7	LG	LG	LG			?	DG			R	N	N	R	R	R	R	R	R	R	R	R	O	LG		N	?	O	O	N	DG	Y	?	R	O	N	DG	?	DG	DG	R	N	O	n/a	DG	R	R	O	n/a	n/a	n/a	N	R	O	N	LG	n/a	LG				
Open Countryside	OC8	DG	LG	DG	DG		?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	Y	R	DG	LG	?	R	R	N	O	O	?	R	LG	R	O	?	R	R	R	N	O	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	R	R	DG	DG	?	LG			
Open Countryside	OC9	LG	LG	LG			?	DG			DG	N	R	R	R	R	R	R	R	R	R	DG	O	O		LG	?	R	R	N	DG	O	?	Y	LG	N	Y	?	O	R	R	N	DG	n/a	DG	R	O	R	O	n/a	n/a	n/a	N	R	O	N	n/a	n/a	LG			
Open Countryside	OC10	R	LG	LG			?	DG			R	N	N	R	R	LG	R	R	R	R	R	R	O	LG		LG	?	R	O	N	DG	Y	?	R	LG	N	LG	?	O	R	R	N	R	n/a	DG	R	R	R	O	n/a	n/a	n/a	N	DG	O	N	n/a	n/a	LG			
Open Countryside	OC11	DG	LG	DG			?	DG	DG		R	DG	N	Y	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	R	R	N	O	O	?	R	Y	R	O	?	O	R	O	N	O	n/a	DG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	DG	LG			
Open Countryside	OC12	DG	LG	DG			?	DG	DG		DG	N	R	O	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	R	R	N	O	O	?	O	O	R	O	?	DG	O	O	LG	O	n/a	LG	R	R	R	R	n/a	n/a	n/a	N	R	R	DG	DG	?	LG			
Otley	OT1	LG	LG	LG			?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	Y	LG	DG	N	?	R	R	N	DG	O	?	R	Y	N	O	?	O	R	O	N	DG	n/a	DG	R	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG				
Otley	OT2	LG	LG	LG			?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	Y	LG		N	?	R	R	N	DG	O	?	R	Y	N	Y	?	O	R	O	N	DG	n/a	DG	R	R	R	N	n/a	n/a	n/a	N	N	N	N	n/a	n/a	LG			
Otley	OT3	DG	LG	LG			?	DG			R	DG	N	R	R	R	R	R	R	R	R	R	Y	LG		N	?	R	O	N	O	O	?	R	Y	N	DG	?	DG	DG	DG	N	R	n/a	DG	R	R	O	n/a	n/a	n/a	N	O	DG	n/a	n/a	LG					
Wetherby	WB1	DG	LG	DG		R	?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	O	DG	DG	LG	?	R	O	N	O	?	R	O	R	R	?	LG	R	R	N	O	n/a	DG	R	R	O	n/a	n/a	n/a	N	N	O	DG	n/a	n/a	LG					
Wetherby	WB2	DG	LG	LG			?	DG	DG		R	DG	N	Y	R	R	R	R	R	R	R	R	O	Y	DG	N	?	Y	Y	N	O	O	?	R	O	N	O	?	LG	O	O	N	O	n/a	O	R	R	O	n/a	n/a	n/a	N	N	DG	N	n/a	n/a	LG				
Wetherby	WB3	DG	LG	DG			?	DG	DG		R	DG	N	R	R	R	R	R	R	R	R	R	Y	LG	DG	N	?	O	O	N	O	O	?	R	O	R	R	?	R	R	R	N	O	n/a	LG	R	R	R	N	n/a	n/a	n/a	N	N	N	DG	n/a	n/a	LG			

